

**Locust Hill Condominium Association
Board of Directors - Meeting Minutes
July 8, 2009**

The Locust Hill Board of Directors held a meeting on Wednesday, July 8, 2009 at 6:00pm in Unit 190.

Present were: Darren Brochu, Heidi Wetherbee, Linda Damon, Alison Howe, Board of Directors and Doris Jewel, Homeowner. Keith McManis represented Appletree Bay Property Management.

The meeting was called to order at 6:03pm.

ADMINISTRATIVE

The May Meeting Minutes were approved.

Meeting Minutes and other important information are available by accessing the Association's website www.locusthillcondoassociation.com

FINANCIALS

May and June 2009 Financial Statements were reviewed and approved.

The Board of Directors reviewed current expenses and signed checks for payment.

For record keeping purposes, the Board of Directors requested to receive receipts for materials for work performed by all contractors who perform work on site.

MAINTENANCE

The pothole maintenance was completed and additional stone was placed on the road leading to the pool to help future washout. In addition, the portion of the road that is lower than the ground near the entrance will be investigated and corrected to eliminate future pooling of water.

It was noted that due to a large amount of pollen the gutters would be cleaned again to help with water flow.

It was mentioned that due to all the rain Team Arrowhead was having a hard time keeping up on all the weeding, but it is on their task list to take care of.

It was noted that all sensor lights are now in working order.

The new pool Vac-Alert system was installed per state mandate, by Pool World, along with the repiping.

The Board discussed the double billing of unit 281 and decided to hold off paying it because they were told this was done months ago. In addition, there are still a number of units that have yet to be completed.

UNIT OWNER ITEMS

Unit owner items were reviewed and discussed.

OLD BUSINESS

It was noted that Chimney Sweep could not gain access to all units. It was noted that Appletree Bay should contact them to have them reschedule at the homeowner's expense. It is an association mandate that all units be inspected once a year due to fire safety concerns.

NEW BUSINESS

Unauthorized parking was discussed along to see if the Board wanting to look into permits. The Board will investigate and further discussions will take place at future Board meetings.

The Board asked Appletree Bay to acquire quotes for painting and possible siding and start formulating a long term capital expenditure plan.

The Board would like to have Team Arrowhead investigate if there are any additional dryer vents that vent into the crawl space and not outside.

NEXT MEETING

The next Board meeting is scheduled for Wednesday, August 12, 2009 at 6:00pm in unit 190.

ADJOURNMENT

Having no further business, the meeting was adjourned at 7:33pm.