

**Locust Hill Condominium Association
Board of Directors - Meeting Minutes
August 12, 2009**

The Locust Hill Board of Directors held a meeting on Wednesday, August 12, 2009 at 6:00pm in Unit 190.

Present were: Darren Brochu, Christopher Russell, Heidi Wetherbee, Linda Damon, Alison Howe, Board of Directors, Lois Holbrook and Jeremy Patrissi, unit owners. Chris Flanigan represented Arrowhead Construction and Maintenance. Keith McManis represented Appletree Bay Property Management.

The meeting was called to order at 6:02pm.

ADMINISTRATIVE

The July Meeting Minutes were approved.

FINANCIALS

July 2009 Financial Statements were reviewed and approved, checks were signed for payment.

MAINTENANCE

It was discussed that the gutters were still in the process of being cleaned. In addition, it was noted that as Arrowhead had already done this and the Board was still receiving complaint calls, it would be done again at no charge to the Association.

While on the roof, cleaning the gutters, it was noted that there are a number of chimney issues that need to be addressed.

* Appletree Bay to acquire a list of units with chimney issues and obtain an estimate for work to be completed.

It was noted that the entry driveway grass area was lowered to help control the pooling of water on the roadway after it rains. Since this work has been done, there has not been any pooling.

UNIT OWNER ITEMS

Unit owner items were reviewed and discussed.

* Appletree Bay to update unit owners on the status of their requests.

OLD BUSINESS

Chimney Cleaning

It was noted that Appletree has been in contact with the Chimney Sweep. They will schedule a time to return to reschedule the inspection of those units that could not be inspected the first time around. It is also noted, that it is the unit owner's responsibility to pay for the cost of the inspection and the cleaning, if needed.

* Appletree Bay to update The Chimney Sweep with the units that need to be inspected.

Parking

The parking at Locust Hill was discussed in great details and the Board is in the process of formulating a firmer parking policy. It was mentioned about the possibility of visitor parking passes and towing those cars that are not permitted for long term parking in visitor spaces.

* Appletree Bay to draft a parking policy for the Board to review and adopt.

Siding and Trim Painting

The Board reviewed a rough bid for siding the complex. It should be noted that the Board is looking at residing the complex as part of its capital 5 year plan. In addition, the Board also reviewed a quote to have the trim painted throughout the complex, with the same idea in mind to have it as part of the capital 5 year plan.

NEW BUSINESS

It was brought to the Board's attention that there were new regulations that needed to be addressed due to the federal FannieMae and FreddieMac guidelines. Appletree Bay will consult with Ben Marks, the Association's attorney, and have him review what needs to be done.

* Appletree Bay to consult with Ben Marks, the attorney for the association.

NEXT MEETING

The next Board meeting is scheduled for Wednesday, September 9, 2009 at 6:00pm in unit 190. The rough draft of the 2010 association budget will be presented at this meeting

ADJOURNMENT

Having no further business, the meeting was adjourned at 8:17pm.