

**Locust Hill Condominium Association
Board of Directors - Meeting Minutes
September 09, 2009**

The Locust Hill Board of Directors held a meeting on Wednesday, September 09, 2009 at 6:00pm at Unit 190.

Present were: Darren Brochu, Christopher Russell, Linda Damon, Alison Howe, Board of Directors, Doris Jewel, unit owner. 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 August Meeting Minutes were approved.

FINANCIALS

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

MAINTENANCE

It was reported that Unit 208 was unhappy with the way her post was repaired. Team Arrowhead said they were not finished and that they would go back and complete the work.

The Board agreed, due to quality and standards issues and complaints that no more maintenance work will be awarded to Team Arrowhead, however, Team Arrowhead will continue to be the contract company for the grounds.

It was agreed that Appletree Bay would ask Pool Tech, the sub contractor for pool maintenance for a contract price for 2010 maintenance.

It was discussed and agreed that FJG Electric would work on the electrical issues that are at the pool and along the path leading to the pool. It was supplied to Appletree Bay that it would cost anywhere from \$6,000 to \$10,000 to fix the issues. In addition, FJG would install new lights along the path and sensor lights at the pool.

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 The Chimney Sweep returned to try and complete inspections of those units they were not able to access the first time around. They were still not able to access 6 units. The Board would like to make it known that chimneys need to be cleaned if they are used, if they are not cleaned, then it is a fire hazard for not just the unit owner but the association as a whole.

Parking

Parking concerns were discussed again and the Board agreed to have Appletree Bay look at costs for visitor parking signs. In addition, they are looking to set time limits and require permits for these visitor parking spaces.

It was discussed and decided that the association would not pave the extra spaces it created last year but would make these visitor parking spaces.

* Appletree Bay to draft a parking policy for the Board to review and adopt. In addition, research costs for visitor parking signs.

Complex Repair (Siding, Trim, Privacy Fences, and Gutters)

The Board reviewed another rough bid for siding the complex. They did not feel it matched apples to apples so they have asked Appletree Bay to go back to the vendor to acquire a quote that matches that of the other company previously acquired. It should be noted that the Board is looking at a complex wide repair as part of its capital 5 year plan.

The Board asked Appletree Bay to acquire bids to replace the privacy fences and gutters for the complex. The plan will be to complete one building and its associated garage in its entirety, with siding, trim painted, privacy fences and new gutters.

NEW BUSINESS

FreddieMac and FannieMae

It was brought to the Board's attention at the last meeting that there are new regulations that need to be addressed due to the federal FannieMae and FreddieMac guidelines. Appletree Bay has discussed this issue with Ben Marks, and he feels that Ward and Babb should be the party that would be best suited to complete the bylaws change. This bylaw change is so that first time home buyers have the opportunity to purchase at the Locust Hill Condominium Association.

* Appletree Bay to work with Ward and Babb to draft new bylaws that are required for FreddieMac and FannieMae.

Rental Cap Amendment

The Board discussed having Ward and Babb at the same time of looking at the new FreddieMac and FannieMae regulations look at the Declarations and Bylaws to formulate a rental cap for the association.

* Appletree Bay to work with Ward and Babb to draft a rental cap amendment to the Declarations and Bylaws.

NEXT MEETING

The next Board meeting is scheduled for Wednesday, October 14, 2009 at 6:00pm at unit 190. The second draft of the budget will be presented at this meeting.

ADJOURNMENT

Having no further business, the meeting was adjourned at 7:15pm.