

**Locust Hill Condominium Association  
Board of Directors - Meeting Minutes  
March 10, 2010 at Super 8 Motel**

The Locust Hill Board of Directors held a meeting on Wednesday, March 10, 2010 at 6:00pm at the Super 8 Motel.

Present were: Heidi Wetherbee, Alison Howe, Steven Grimm, Linda Damon, and Adam Huff, Board of Directors. Keith McManis represented Appletree Bay Property Management.

The meeting was called to order at 6:07pm.

**ADMINISTRATIVE**

Meeting minutes for February were approved as written.

**Siding**

The Board signed the contract for siding from Royal Design to complete two buildings and their corresponding garages for \$50,000.00. They also decided that the color for this group of buildings would be "Desert Sand", and that the trim color would be decided at a later date.

**Pool/Tennis Court**

It was noted by Appletree Bay that the lights at the pool and tennis court were now on a motion sensor and no longer on a photocell.

A contract providing pool services from Pool Tech was reviewed, discussed and approved for the amount of \$4,600.00 annually.

**Gutters**

A contract for installing new gutters on the two buildings and their corresponding garages that were going to be sided in 2010 was reviewed, discussed and approved. The new gutters will be 5 inches in width and have <sup>3</sup>/<sub>4</sub> commercial downspouts. In addition, the positioning of the downspouts will be reworked for proper runoff.

**FINANCIALS**

February 2010 Financial Statements were reviewed and approved, checks were signed for payment.

**MAINTENANCE**

**Spring Walk Around**

It was discussed and decided that the members of the Board would conduct a spring walk around on April 14<sup>th</sup> instead of their regular meeting.

**UNIT OWNER ITEMS**

Homeowner concerns were addressed, and the Board has asked Appletree Bay to notify each homeowner with the status of their request.

**OLD BUSINESS**

**Pot Holes**

Appletree Bay noted that they have been playing phone tag with the owners of Pet Food Warehouse to discuss with them the commonly used entry to Locust Hill. Appletree Bay will continue to try and get in touch with this property owner.

**State Fire Marshal - 3-Story Building**

Appletree Bay noted they were not able to gain access to all the units during the first inspection and that another inspection was going to be tomorrow, March 11, 2010. During this inspection, Mountain Valley Sprinklers will have an engineer on hand so they can review what is needed.

**NEXT MEETING**

There will be a Spring Walk Around on April 21, 2010, if needed the Board will conduct business following the walk around.

The next Board meeting will be held on May 12, 2010 (if needed), at 6:00pm at Unit 190.

**ADJOURNMENT**

Having no further business, the meeting was adjourned at 6:43pm.