

**Locust Hill Condominium Association
Board of Directors - Meeting Minutes
April 21, 2010**

The Locust Hill Board of Directors held a meeting on Wednesday, April 21, 2010 at 5:30pm at Unit 190.

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

The meeting was called to order at 7:36pm.

ADMINISTRATIVE

The Board reviewed and approved a resignation letter from Steven Grimm, Board Secretary. Steven has sold his unit and will be moving by the end of the month.

Meeting minutes for March's Board Meeting and Association Special Meeting were approved as written

FINANCIALS

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

MAINTENANCE

Spring Walk Around

The Board along with Keith with Appletree Bay performed a spring walk around of the entire complex. A list of items will be compiled and sent to vendors for task completion.

Garage Lights

The Board reviewed a proposal from FJG Electric to have 14 fixtures replaced with LED energy efficient lights, saving the association money on electric costs. These new lights will also reduce the maintenance costs that have currently been encountered due to the age of the current lights. The Board had some questions and will defer approval of the proposal until Appletree Bay has the chance to speak with FJG Electric.

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

Keith from Appletree Bay noted that he received a \$3000 check from the owner of Pet Food Warehouse. It was realized by the owner of this property that since her husband passed away in early 1995 she had not paid the \$200 easement fee to Locust Hill for the private road access. This money will be put to the entry road to fix the pot holes and maybe even additional road work along the entry to the complex.

State Fire Marshal - 3-Story Building

Keith from Appletree Bay noted he is still working on the sprinkler system for this building and will meet again with additional vendors to acquire estimates for this mandated project.

NEXT MEETING

The next Board meeting, is scheduled for Wednesday, May 19, 2010 at 6:00pm.

ADJOURNMENT

Having no further business, the meeting was adjourned at 8:05pm.