

**Locust Hill Condominium Association
Board of Directors - Meeting Minutes
May 19, 2010**

The Locust Hill Board of Directors held a meeting on Wednesday, May 19, 2010 at 6:00pm 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 6:07pm.

ADMINISTRATIVE

Meeting minutes for April's Board Meeting were approved as written.

FINANCIALS

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

MAINTENANCE

Royal Design

The Board discussed their review of the siding project and it was noted that they would be finished by the end of the week. Royal Design also took care of removing the gutters and all possible wood rot on the building.

Prim's Painting

The Board discussed the trim paint color and due to the extra time it took Royal to do the siding and wood rot, Prim's Painting was not able to stay on site. When Royal has finished, Appletree Bay will notify Prim's Painting and they will get crews back to finish the work.

Garage Lights

The Board reviewed the new garage lights that FJG installed on most of the complex's garages. The Board decided to have FJG finish the remaining lights throughout the complex, which were noted to be only around 10.

** Appletree Bay to notify FJG to continue with the project.*

Pot Holes

The Board reviewed two estimates to repair the entry road to the complex. The Board did have questions for the vendors, which will be asked by Appletree Bay, and relayed back to the Board so they can make final approval.

** Appletree Bay to reach out to vendors who supplied estimates for their feedback and report back to Board.*

Spring Walk Around

It was discussed that vendors had received their tasks from the spring walk around. The only portion of the spring walk around not yet sent out for estimates are the removal of the trees, shrubs and grinding of their associated stumps. This will take place after all current summer projects have been completed; to make sure the Association has enough funds available.

** Appletree Bay to continue acquiring estimates.*

Chimney Inspections

It was noted that the Association will have their chimney's inspected on May 22, 2010.

Garage Doors

It was discussed that the garages that have mostly new garage doors should have the old ones in these sections replaced. Appletree Bay will review and order those that are needed.

** Appletree Bay to order doors and have installed.*

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

State Fire Marshal - 3-Story Building

It was discussed that the State Fire Marshal's office just wants to see that the Association is moving forward to resolve the issue of the 3-story building not having a sprinkler system. Appletree Bay has acquired a quote from an engineer to design the sprinkler system but the Board would like Appletree Bay to contact SD Ireland to see if they would be willing to have the system installed. It was found that in 1992 the State Fire Marshal's office sent a letter to SD Ireland mandating the sprinkler system be installed. Based on this letter, the Board would like to see what SD Ireland is willing to offer the Association prior to looking into their options.

** Appletree Bay to contact SD Ireland.*

NEW BUSINESS

Parking

The Board discussed times to have vehicles towed from visitor spaces. This will be relayed to the towing service provider. Only those vehicles without a visitor parking permit displayed from their rearview mirror will be towed. The Board also wanted Appletree Bay to send letters to all those in the 3-story building stating that they cannot park in front of their garages at any time, these are not considered valid parking spaces and after the letter has been sent, vehicles parked in front of their garages are subject to towing.

** Appletree Bay to notify towing company of towing times and to send letter out to those owners in the 3-story building.*

Pool/Tennis Court

It was discussed that the pool is almost open and the pool fence still has not been fixed. In addition, the tennis courts have not been cleaned nor have the nets been put back up.

** Appletree Bay to send another request to Team Arrowhead to fix ASAP.*

Dogs

The Board discussed that a number of owners/renters are not adhering to the Rules and Regulations of the Association when it comes to their dogs. Dogs must not be permitted upon common areas of the condominium unless accompanied and leashed. The Board has asked Appletree Bay to send a letter to some owners who they have seen not following this Rule and Regulation.

** Appletree Bay to send letter to owners who are not adhering to the Rules and Regulations.*

NEXT MEETING

The next Board meeting, is scheduled for Wednesday, June 9, 2010 at 6:00pm in Unit 190 (if needed).

ADJOURNMENT

Having no further business, the meeting was adjourned at 7:13pm.