

LOCUST HILL CONDOMINIUM ASSOCIATION

Board of Directors Meeting

Monday, July 25, 2016

6:30 PM – 8:30 PM ~ 367

AGENDA

1. Agenda Review and Approval
 - a. Additional items per request of unit owner(s) in attendance
 - b. Other additions or changes to the agenda
2. New Items identified by unit owners request
3. Board Meeting minutes:
 - a. Approval of June 13, 2016 meeting minutes
4. Financial Reports: June financial review
5. Continuing Business and Updates (any contract discussion may be moved to Executive Session)
 - a. Continuing Business:
 - Units 170-176 & 178-188 – 2015 vinyl siding contract
Action: Approve distribution of final payment to Roy's Siding
Punch list items still needing confirmation of completion:
Front left corner cover underside with aluminum coil
Caulk around power supply on left gable end
Caulk over door jam Unit #180
Unbend flashing on drip cap between Units #186 and 184
 - Units 170-176 & 178-188 - gutter work and trim painting
Action: Gutter World quote received in the amount of \$3022.00
 - Units 170-176 & 178-188 – back patio privacy fences
Action: Award contract for replacement/repair
Ron Roy's New View, Inc. quote received for 8 dividers (2 options)
 - Garage Buildings - Units 170-176, 178-182, 184-188
Action: Award contract(s) for concrete and structure work
Proposals received from:
KD Phillips Construction (concrete and structure, inc. siding)
A&M Construction Corp. (concrete and structure, inc. siding)
Scott Pike (concrete and structure, inc. siding)
Polli Construction, Inc. (concrete only)
Ron Roy's New View, Inc. (siding only)
 - 2016 Siding Work
Action: Decision on vinyl siding residential building(s) and garage(s) this year
Proposal received from:
Ron Roy's New View, Inc.
Decision on painting residential building(s) and garages(s) this year
Proposals received from:
Dan Lawson
T.J. Valley

- Tree Work
Action: Decision on grinding large stumps left exposed

b. Updates:

- Unit 176 – Correction of water damage
*Fireplace brick and hearth are water stained and need to be cleaned and/or replaced.
Kari to provide Mark Anair with Unit Owner’s contact information to have “Able” look at the work and write a proposal.*
- Unit 220 – Correction of water damage
June Minutes: The board would like to see if KC Construction can give a quote to do the outside work that the association is responsible for. Kari will contact the owner of the unit and see if the work needs to be coordinated to do at the same time.
- Unit 286 – Correction of water damage
Status of insurance claim, repairs, options for assessing and correcting drainage issue
- Pool Issues

6. New Business

- a. 2016 Gutter cleaning and replacement
- b. Request to install rear pass-through door on garage building (David Friedman)
- c. Request regarding specifications for water heater replacement (Kati Ringer)
- d. Repair of rock wall in front of Unit #301
- e. Exposed wire on pool road
- f. Garage sales
- g. Coupon booklets

7. Other Business

8. Executive Session, if needed

9. Adjournment