

LOCUST HILL HOMEOWNERS ASSOCIATION

Special Meeting – Barn Discussion

September 26, 2011

7:00PM at Andrew Chapel UMC

The meeting is called to order at 7:10 PM

Officers Present:

Tobin Anthony, Silvina Fonseca, Richard Gauthier and Diane Kunst

John DeMoors – Barn Committee Chairman

Additional homeowners present: 13

Tobin, John and Richard presented material regarding current state of barn, status of the financials, potential options for the barn and the need to do an assessment in order to pay for the work being proposed.

3 Options were presented:

Roof Replacement: \$18.5K

Demolition: \$24.5K

Renovation/Rehab: \$49.1K

The overwhelming response by those in attendance is to save the barn. There were a couple of folks in favor of demolition. Most folks wanted to see more than just the roof repaired.

Some suggestions:

1. Do an assessment for the higher amount but give folks an option to pay all now or in installments (time period TBD)
2. Do the roof only now. A bigger project may not be feasible with the limited resources we have to manage the project. Once the roof is complete and within budget, do another assessment to cover the cost to finish the renovation.
3. Most folks want to see some additional security put on the barn whether with additional lighting, more secure doors, etc.
4. Chuck Leik volunteered to paint the barn in the Spring if we fix the roof.
5. A concern was raised regarding the widening of RT7 and the potential impact on the barn space. The Board took the action to look into the latest plans to confirm that it will not impact the barn.
6. The folks in favor of the barn are concerned with the additional maintenance we will continue to incur. If it is demolished the future risk is removed.

The Board of Directors ended the meeting with a commitment to finalize the decision within the next 2 weeks. A letter will be sent to each homeowner explaining the decision and the amount of the assessment.

Meeting adjourned 8:30PM