

Laurel Ridge Community Association, Inc.
Board of Directors Meeting
December 4, 2008

Meeting was called to order at 2:12pm.

Members present: Tony Himmelspach, Richard Vehrs, Mike Colbert, Roger Williams and Barbara Lange. Not present: Deb McEniff.

Also Present: Sharon Vetter of Joseph Community Management, and homeowners.

Rich made a motion to accept the minutes of the previous Board meeting of November 6, 2008. A second was made by Barbara. Motion unanimously passed.

Roger made a motion to accept the revised 2008 Budget that shows additional income items that were not included in the original budget, as well as a line item for Sod Replacement. A second was made by Barbara. Discussion was made on whether the sod replacement should wait until March when the winter freeze will be over. Discussion was made on whether the additional funds designated for Sod Replacement would be used by the end of 2008, and if not then the owners would have to vote at the annual meeting to have the excess funds put into the reserve fund for Trees/Shrubs/Sod. Other landscaping maintenance items need to be completed besides sod, such as tree trimming and the area by the pool. Roger amended his motion to accept the revised 2008 budget with an additional line item for "Grounds Maintenance". A second was made by Mike. Motion unanimously passed. This will not change the annual assessment amount for 2008 or 2009.

Treasurer Report (Deb McEniff)

No report.

Deed Restrictions (Barbara Lange)

Violation letters have gone out and only three homes are still not in compliance. The Committee members are planning on speaking to those individuals personally.

Two homes were sent letters to appear before the Board for unresolved violations. The home at 4698 Jademoor has sent a letter stating that they have fixed all violations except for the replacement of the mailbox. The home will be closed for sale on Dec 23, 2008 at which time the mailbox will be replaced. The irrigation system is also supposed to be fixed. The Board is satisfied that this property will be in compliance by year end and no further action needs to be taken.

The home at 346 Hillmoor has sent no response to our letter to appear before the Board and has done nothing more than mowed the lawn. Barbara made a motion to send the violation to the hearing and fining committee who will bring their recommendation back to the Board for enforcement. A second was made by Richard. Motion unanimously passed.

Maintenance Report (Richard Vehrs)

The cleaning and repairs of the women's wash room in the clubhouse has been completed. The men's room is expected to be completed next week. An unexpected leak was found in an unidentified pipe under the sink and will need to be looked into and repaired.

A water leak was repaired under the pool controller.

The Irrigation system has been split to span across the street by the pool entrance, but the sprayers still need to be adjusted. There may be too many sprayers for the system.

Someone will be coming out next week to look into the back flow valves to see how many we have and if they need to be inspected.

Van says that he can scrap off the old sod now in the areas that have been sprayed for sod replacement even though the replacement may not be until March. The Board was concerned about the dirt blowing off the open ground if it were scraped early and decided to leave it until just before the sod is replaced.

Rob Reynolds will be back on Monday to move the shrubs by the pool further away from the fence. He was also informed that he cut two irrigation pipes.

Rich obtained an estimate from Dave's Tree Service to trim the trees to 17-20' in Hillwood, and on Crestline and Hollowridge for \$3,800. Complete Tree Service has given an estimate to trim 122 trees on Crestline and Hollowridge and 34 trees in Hillwood which would include taking out the dead limbs, cleaning out the middle of the trees, and cutting the overhangs for a total of \$9,400. There is also a tree in the common area of Hillwood that is cracked and needs to be removed. Mike recommended getting an estimate from Real Tree Service. Rich will call them for an estimate as well.

The electrical on the signs is in poor condition. In the future we will need to feed the electric under the road to the other sign. Rich will get an estimate on that and adding a receptacle in the wall for holiday lights.

Twelve new mailboxes have been ordered at a cost of \$906.

Van gave us an estimate to put Confederate Jasmine on the hill side by the pool for a cost of \$750 including mulch. Mike made a motion to allocate up to \$1,000 for the landscaping on the hill side by the pool. A second was made by Barbara. Motion unanimously passed.

Van was contracted to put fill dirt on the retaining wall, but Richard added dirt himself. There are still some open spots that need to be filled. Van will finish the job that was approved at the last meeting and will look into raising some of the sprinkler heads in the Villas. It was re-iterated that Barbara would be responsible for contact with Van and the maintenance of the Villas. She will handle the water shut off for the sprinklers and any other problems regarding the Villa lawn maintenance.

Secretary Report

Mike talked to the library about using a meeting room for the Board meetings. The 1st Thursday of the month was not available. Meetings will be scheduled in the library for the 2nd Thurs of the month for May through Sept from 2-4pm. He also scheduled the recreation hall for the Annual Meeting on March 19, 2009 from 2-5pm at a cost of \$30 per hour plus a \$50 set up fee.

Website - Matthew Rogers is capable and willing to do the work on the website. Mike will coordinate getting the information to Matthew sooner. Several others were asked if they would like to work on the website, but no one was interested. Discussion was made on whether the website should contain social aspects such as owners selling items or if this type of information should be placed only in the Leaf. It was decided that a poll should be taken at the annual meeting to see if residents are interested in maintaining the website and what type of information should be allowed to be posted on the site.

Unfinished Business

The issue was brought up again about the retaining walls and whose responsibility it is to maintain the walls and pay for the cost of that maintenance. We have not received a complete answer from the attorney yet. A lengthy discussion ensued including portions of the deed restrictions being quoted. It is not clear whether the walls in the Villas are to be paid for and maintained by the Association or the Villas. It was also discussed whether the mandatory Villa landscape program is intended to include the small retaining walls as "landscape material".

Roger made a motion to accept the appropriate bid from the November meeting to replace the landscape timbers as mentioned in the contract between Morrison Homes and the Jernberg's. A second was made by Barbara. Discussion was made on whether this expense would be paid out of the Association funds or the Villa funds. It was proposed to do the repair work now and straighten out the

funds later when the issue of responsibility has been resolved. The estimates from the Nov. meeting were discussed. It became evident that the bids were not all for the same specifications. We will need to go back to the vendors and get a bid for matching specifications of a concrete block wall with concrete footer, the footer being 6" wider than the block and reinforced with rods. The discussion was tabled until comparable bids can be obtained.

In the September 4, 2008 minutes a motion was passed to contact Bertoch regarding the joining of Hillwood and Greenside. He has not been contacted since the meeting. Previous meetings with Bertoch, Bob Bucci, and Richard Vehrs about this issue stated that the only way to merge the two would be if each had a zero balance in their Reserve funds. Roger made a motion that no further discussion be held on the merger of Hillwood and Greenside budgets unless the situation exists where both entities have a zero balance in the Reserve funds. A second was made by Barbara. Motion unanimously passed.

In the October 2, 2008 minutes a motion was passed to have Robert Reynolds do the sod replacement in the common areas. Barbara made a motion to amend the previous passed motion and to grant the contractual work to Van's Lawn Service instead. A second was made by Roger. Motion unanimously passed.

Discussion was made on Van's Lawn contract in regards to the placement of mulch. The contract states that a minimum of 3 inches of mulch shall be maintained with the contractor adding at least 85 cubic yards of mulch each year to maintain that level. During the year Van billed us for the additional mulch he used over the 85 yards. Barbara will get everyone on the Board a copy of the current contract with Van's so that this matter can be looked into further.

New Business

The Board needs to start planning for the annual meeting. We need an Election Committee. If anyone is interested in being on the committee, please contact the Board.

People have been parking on the curve of Rexford and it obstructs the view of motorists going up the hill. The Modifications Committee has sent letters about people parking on the lawns, but the sheriff's office needs to be contacted about parking on the streets. Mike will try to contact someone at the Community Resource office.

Richard made a motion to adjourn the meeting. A second was made by Barbara. Motion unanimously passed. Meeting adjourned at 4:18pm.

The next Board meeting is scheduled for January 8, 2008 at 2pm.

Accepted _____ Date_____