

LAUREL RIDGE COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
DECEMBER 10, 2009
2 P.M. AT THE CABANA

The meeting was brought to order at 2 P.M. and a quorum was established.

Those present were Roger Williams (P), Barbara Lange (VP), Cathy Brunen (T), Mike Colbert (S), Rich Vehrs, Sue Misamore, Diane Evans (VSC) and members of the association.

Treasurers' Report Cathy Brunen:

Operating account \$32,073.00, Replacement fund \$67,680.00, total of \$99,753.00 as of November 10, 2009. We will be receiving the remainder of the report of the report from VSC soon. This was due to the changing of management companies. Make checks payable to Laurel Ridge Community Association, Inc.

Motion by Mike Colbert to accept the treasurer's report for the first 10 days of the month of November, seconded by Sue Misamore, all in favor. Motion passed.

Web Site Jack Husler:

Jack gave a report on how to print pages off the web site, and that he is keeping copies of every month. The leaf will continue to be produced in hard copy form.

Deed Restrictions Sue Misamore:

Sue Misamore wanted to thank Bryna Johnson and her committee for all the work they have done revising the Declaration and Covenants. Two new members on the Modification Committee are Karen Andersen and Carol Turnquist. There is a home on W Clifton Place where the retaining wall has never had stucco or been painted. Management will send a letter to the owner advising them that the wall is not in compliance with the restrictions. There is another complaint regarding noise at a residence a letter will be sent to the owner when the management receives the information where to send the letter.

Minutes:

November 12, 2009 minutes **Motion by Mike Colbert to accept the minutes, second by Barb Lange, discussion:** Correction first page spelling of instillation to installation in paragraph 8 and 9, and second page paragraph 3 change Laurel Ridge to Beverly Hills and the reference to the "produce the phone books" in the last line is to be removed. **All in favor of accepting the minutes with corrections. MOTION PASSED.**

November 19, 2009 minutes **Motion by Barb Lange, seconded by Mike Colbert to accept the minutes as written, all in favor, MOTION PASSED.**

Motion by Cathy Brunen to resend the previous motion in the November 12, 2009 minutes dropping Bob Tankel as the attorney to review the Deed Restrictions in the amount of \$1250.00, seconded by Sue Misamore, all in favor. MOTION PASSED.

Maintenance Rich Vehrs:

Rich is waiting to hear from two (2) contractors regarding the replacement of mail boxes. Rich has not heard from the original contractor who put the mail boxes in. There are 7 boxes in stock.

Communication Committee:

An email was received from Sue Hare representing the Welcoming Committee, The Leaf, Directory, and Communications. The letter was read by Roger Williams. The Welcoming Committee will be reorganized in January 2010.

Activities: The Holiday Party attendance was a success. There will be a Pot-Luck January 16, 2010 at 6: P.M., and a Pasta Fest on February 12, 2010 at 6: P.M. Notices will be posted. If the weather is bad the activity will be cancelled.

Secretary Report Mike Colbert:

Death/Emergency Notification Group is responsible to make sure notices are posted on the web site, when there are in Laurel Ridge emergency calls are to be made to the owners. This group has been nonfunctional in the past and needs to be reinstated. Mike Colbert will work on getting the committee restored.

Old Business:

Cost of printing the Deed Restriction booklets: 1st bid is \$468.00 double sided 300 sets, 2nd bid \$440.00 double sided 300 sets. Because of the cost in printing the Board will be getting bids from other printers to help lower the monthly cost. The cost at this time is \$283.00 + tax/printing for the "Leaf". Mike received a bid for \$128.50/month from a printing contractor.

Motion by Barb Lange to have Mike Colbert talk to Sue Hare (editor) to looking into a different vendor to print the "Leaf", seconded by Cathy Brunen, all in favor. MOTION PASSED.

Deed Restrictions Re-Write: There are 14 items to review.

Article 6 Section 3 to change to 50% + 1 in two places; section 6 change may to shall OK; section 10 to 50% +1; section 1 talks about "special" in two (2) spots in this section remove "special" from this section. Section 12 remove "personal" from assessment.

Motion by Barb Lange to accept the changes to Article 6 as proposed, seconded by Mike Colbert, all in favor. MOTION PASSED.

Article 7 Section 3 to read 1st notice 14 day response, second notice 14 days to respond, third notice will state the notice of a hearing committee meeting consisting of a committee of his peers. This amendment change will follow the State Statues regarding violation notices.

Motion by Mike Colbert to change Article 7 Section 3 to follow the State Statues regarding the violation notification to owners, seconded by Barb Lange, all in favor. MOTION PASSED.

Article 8 Section 4 delete part of the second sentence and added "The committee shall deny". Next sentence remove "such and only". Section 8 delete the first sentence and added the next sentence "NCC and the MC reserve the right to enter in and inspect any lot to determine whether there exists any violations or unapproved changes, which violates the terms of this declarations".

Motion by Mike Colbert to approve the above mentioned changes above to Article 8 Sections 4 and 8, seconded by Barb Lange, all in favor. MOTION PASSED.

Article 9 Section 2 added "and before occupancy of that residence". (This will go to the attorney for we approval). Include a bio sheet to be filed out by the renter. Section 3 delete from (i) to the end of the paragraph, in the next paragraph, delete from "permanently to the end of paragraph". Add "known as immediate family" after other persons.

Motion by Mike Colbert to add the above into Article 9 Section 2 and Section 3 and with attorney's approval "include the bio sheet from the renter", seconded by Barb Lange, all in favor. MOTION PASSED.

Article 10 Section 7 added into this section is the size requirement for "fore sale" and "for rent" signs not to exceed 8 inches by 6 inches with an 8 inch by 2 inch rider allowed. Section 12 added outside containers being covered and concealed from the road. Section 13 added specifications for drying clothes outside. Section 17 added fence restrictions and changed one statement to say screen enclosure. Section 18 changed dish size to 36 inches. Section 22 changed wording from and to nor and is to are.

Motion by Barb Lange to approve the above mentioned changes to Article 10 Sections 7, 12, 13, 18 and 22, seconded by Mike Colbert, all in favor. MOTION PASSED.

Article 4 Section 6 added to this section "the cost of removal and replacement of any trees and shrubs that are not dead or diseased will be the responsibility of the property owner." Change the word there to thereof at the end of the first sentence.

Motion by Barb Lange to add the above statement to Article 4 Section 6, seconded by Cathy Brunen, all in favor. MOTION PASSED.

Supplemental

Exhibit-D remove the word "personal" on pg 38 and on pg 39. Number 3 change the wording to correlate with Article 4 Section 6.

The attorney will make the necessary correction to Greenside villas as to read the same as Hillwood.

Motion by Mike Colbert to approve the above changes in Exhibit -D and Article 4 Section 6 into Hillwood and Greenside Villa section of the Restrictions, seconded by Barb Lange, all in favor. MOTION PASSED.

Management to call Sandy at Denise Lynn's office to notify the office that the Deed Restrictin would be emailed to them on Tuesday.

Mike Colbert reported that Excel Printing could print the complete Deed Restriction packet for \$440.00 for the mailing to the residents.

Motion by Mike Colbert to contract Excel Printing to print the Deed Restrictions for the Annual Meeting mailing to all residents, seconded by Barb Lange, all in favor. MOTION PASSED.

Note the recorder went out at this point.

Road lights to be installed in the driveway area of the pool will cost \$2560.00. Motion for this was done at the November 12, 2009 Board Meeting.

Rich will have someone look at the Pear Trees along the pool road.

Barb Lange received a bid to have the hedges removed from the common area in the amount of \$485.00 from Van's.

Motion by Mike Colbert to have the hedges cut down to ground level and removed, seconded by Sue Misamore, all in favor. MOTION PASSED.

New Business:

Mike Colbert will report on the cleaning of the storm drains.

Responsibilities of Directors:

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|----------------------------------------|--------------|
| 1. Rentals, Pertinent Forms and Leases | Sue Misamore |
| 2. Cleaning | Mike Colbert |
| 3. Pool Committee | Cathy Brunen |
| 4. Recreation Area and Reservations | Mike Colbert |
| 5. Common Areas | Rich Vehrs |

The guidelines and request forms are to be reviewed. A \$50.00 deposit is required for the use of the building and pool area

The Board is requesting a list from Villages Services of who at VSC is responsible for what duties.

Motion to adjourn by Mike Colbert, seconded by Sue Misamore, all in favor. Motion passed.

Meeting adjourned at 4:30 P.M.

Respectfully Submitted by
Diane Evans, LCAM for
Mike Colbert, Secretary Laurel Ridge Community Association