

Laurel Ridge Community Association, Inc.
Board of Directors Meeting
August 13, 2009

Meeting was called to order at 2:00pm.

Members present: Roger Williams, Barbara Lange, Mike Colbert, Richard Vehrs, and Cathy Brunen.

Also present: Sharon Vetter of Joseph Community Management and homeowners.

Mike made a motion to accept the minutes of the previous Board meeting of June 11, 2009 with the correction on page two, paragraph 5 to add "and sprayers to irrigate the shrubbed area along Crestline." A second was made by Cathy. Motion unanimously passed.

Bill McClure resigned from the Board on June 29, 2009. Since there was no July meeting, a sixth director will need to be appointed at this time. Cathy made a motion to appoint Sue Misamore to the Board of Directors. A second was made by Barbara. No other nominations were made. Motion unanimously passed.

Two days ago agenda items 6 and 7 were added under new business. This is where the Board will discuss the bid package for Community Association Management.

Treasurer Report (Cathy Brunen)

The financial statements of July 31, 2009 show that the Association is solvent. The Association has \$134,485.04 in Fund Balance of which \$62,296.10 is Operating Fund Balance and \$72,188.94 is Reserves Fund Balance. The year to date figures compared to the budget look fine for the year.

Web Site (Jack Husler)

As Sue Hare will be out of commission for awhile, a version of the Leaf will be posted on the Website. Any info for the Leaf should be emailed to Jack Husler at huslerj@mindspring.com or handed to Jack. Info must be received by the 20th of the month. The Leaf will have its own page on the website, which is currently under construction. Any questions or suggestions please see Jack.

Deed Restrictions (Bryna Johnson)

Modifications Committee – Peg Gotz has resigned and Sue Misamore has had to step down to join the Board. John has sent out violation letters, but is out of town so there is no report at this time. The Modifications Committee is contemplating moving their meeting to before the monthly Board meeting in order to report the most up to date information.

Deed Restriction Changes Committee – The Committee is down to 4 people, but is doing very well. More volunteers will be requested on the website for the committee.

Maintenance Report (Richard Vehrs)

Signs - Thomas Electric has finished installing the new outlets on the entrance signs. The Signs Reserve account now is just over \$1800. Mike made a motion to record the expenditure through the Reserves - Signs account. A second was made by Rich. Motion unanimously passed.

Pool Deck Recoat - Doug is up north for the summer and cannot be reached. Rich has left him a message to call when he returns.

Mailboxes - Rich contacted another mailbox distributor, but they do not carry the same boxes we have now. He is still looking around to find a company that carries them. There are enough boxes in inventory now to cover us.

Pool Lights - Rich needs to know if the Board wants ground low voltage lights, or pole lights that will require an electrician to install. The cheapest poles he has found online are \$100 each. The lights would have to be mowed and trimmed around and we would have to worry about people backing into them with their cars. Rich will contact a lighting contractor for suggestions and bids and will also contact Progress Energy to come out for suggestions.

Sprayers - Sprayers have not been done yet. Jerome has not contacted Rich. Rich will call him this week.

Shrubs by pool - Rich has replaced 2 holly bushes by the pool. It is too hot to plant anymore now; he will wait until the weather cools off.

Jasmine - The Jasmine is starting to come back and doesn't look like it will need to be replaced.

Trees - Rich has gotten an estimate from Dave's Tree Service for \$3800 to trim the trees on Crestline, Hollowridge, and four in the common area between Crestline and Hillwood. Rich will get two more bids for this service and will include the trees on the easement on Jademoor.

Secretary Report (Mike Colbert)

No report at this time. Jill Killorin has taken over the Welcome Committee while Sue is inactive.

Copies of the Deed Restrictions need to be given to new homeowners. Mike made a motion to have Joseph Community Management use any copies left each month from the contracted amount to copy sets of the deed restrictions. A second was made by Barbara. Motion unanimously passed. The Modifications Committee has been visiting new homeowners to let them know about the restrictions. Renters will need to be given Article X only.

Unfinished Business

Unpaid fees - There are three homes that have unpaid annual dues. Mike placed a lien on the properties on July 6, 2009. They said it would take 10 days to 2 weeks to record. Mike made a motion to receive reimbursement of \$55.50 for the cost of filing the liens. A second was made by Rich. Motion unanimously passed.

Visit to Villages Services Cooperative - In June the Board and some homeowners met with the company for a presentation on Community Management. They passed out a 4-5 page enclosure of those services included and those that would have an extra cost. Mike has received a few emails about the presentation, but not many questions were brought up at the meeting. Villages Services does a number of communities in the area and is one of the larger companies in the area. They do not employ a CPA or attorney, but have outside companies that they work with for these services. They have visited our community and people that have dealt with them speak highly of them.

Van's contract - Barbara handed out a revised contract that encompassed all the changes, additions, and deletions spoken about at previous meetings. The contract also included two revisions Monica made to the contract to change page 3, item #2 because of its vagueness and added item #3 about the empty lot mowing. Mike made a motion to accept the contract as written. An amendment was suggested on page 1, item #3 to change sentence to "inspect all work as necessary". Mike amended the motion to accept the contract with this change. A second was made by Rich. Motion unanimously passed.

Status of Home on Hillmoor - A lot of improvements have been made; the front of the house has been cleaned up. The owners have complied with all the changes that were asked to be made. A tree was taken out and the stump ground, but the open ground was left unfinished. Sue Misamore will write them a letter to thank them for their compliance and to ask if they plan on sodding the area where the tree was removed. Mike made a motion to rescind the previously issued fine on the property at 346 Hillmoor and to approve Sue sending the letter to the homeowner. A second was made by Barbara. Motion unanimously passed.

New Business

Cost of redoing deed restrictions - The committee will come up with their recommendation; the Board would approve the recommendation and then send it on to the lawyer for approval. The new deed restrictions would then have to go before the community at the annual meeting and have to receive a 75% approval of those present by person or proxy at the meeting in order for them to be adopted. Barbara made a motion to approve the Deed Restriction Changes Committee to proceed with their suggestions for changes to the deed restrictions. A second was made by Mike. Motion unanimously passed. Bryna attempted to contact Bob Bucci about the revisions he previously proposed, but he was not interested in helping. Bryna was emailed the suggested changes from 2006 that were approved by the lawyer at that time. Since FL Statutes may have changed since that time, they will have to again be approved by our lawyer, but it is a good start to making revisions.

Sod in pool entrance – This will not be done at this time.

Irrigation controls – The post that holds up the controls for the irrigation system at the end of Hillwood is weak. Rich will look into this.

At this time (3:25pm) Sharon Vetter from Joseph Community Management, LLC was asked to leave the meeting.

The next Board meeting is scheduled for September 10, 2009 at 2pm at the library.

Accepted _____ Date _____