

Laurel Ridge Community Association, Inc.
Board of Directors Meeting
April 9, 2009

Meeting was called to order at 2:00pm.

Members present: Roger Williams, Richard Vehrs, Mike Colbert and Deb McEniff.
Also Present: Sharon Vetter and Hugh Phillips, CPA of Joseph Community Management, and homeowners.

Unfinished Business (Annual Meeting & Election Committee)

The election that took place at the annual member meeting had two nominees who were close in the number of votes they received. A recount was requested and accomplished after the meeting had already concluded. The Board did not know what to do with this information. This past Monday, Tony resigned as President of the Board. As Vice President, Roger will take over as President.

Roger spoke with the attorney who said that the nominees from the annual election could legally be appointed as directors by the remaining Board. Deb subsequently decided to resign from the Board, but consented to postpone her resignation so that a quorum could be established at this meeting and the two nominees could be appointed to the Board.

Mike made a motion to appoint the two nominees from the annual meeting ballot, Barbara Lange and William McClure, to fill the director's terms until March 2011. A second was made by Richard. Motion unanimously passed. Both new directors have previously accepted the appointment of these positions. At this point, Deb signed and submitted her resignation and removed herself from the meeting. Barbara joined the Board at the front table. William was unable to attend the meeting.

Treasurer Report

January, February and March financial reports were submitted to the Board by Joseph Community Management, LLC with changes for the items that were voted upon at the annual meeting. The year end 12-31-08 financial statements were also re-stated for the items voted on at the annual meeting and for necessary tax adjustments. As the Board has just received these statements, there is nothing to report at this time.

The Board had previously voted to require two signatures on every check. The President, Vice President and Treasurer were authorized to sign the checks. With the Board temporarily without a VP or Treasurer, Roger suggests that for the immediate time we suspend this requirement until the new Board decides to change it back or leave it in effect. Mike made a motion to temporarily suspend the two signature requirement and allow only one signature on checks effective immediately. A second was made by Barbara. Motion unanimously passed.

Web-Site (Jack Husler)

There has been a lot of activity on the web site. There are a lot of houses being posted for sale on the site, which is giving them more exposure.

Deed Restrictions (Barbara Lange)

The Modifications Committee previously presented to the Board a standard approval list and color chips. The item has been placed on the agenda to make homeowners aware that this would be discussed at this meeting. Barbara made a motion to approve and adopt the standard list of house colors and architectural changes approval list that the members of the Modifications Committee can approve outside of a regular meeting. A second was made by Mike. Motion unanimously passed.

The homes that are in violation of the deed restrictions have been sent to the hearing and fining committee. The committee sent letters to the homeowners to set up meetings with them. The registered letters were returned by the post office; they were not accepted by the homeowners. The Board will refer to the deed restrictions to see what action the fining committee should take next.

Maintenance Report (Richard Vehrs)

The letter "L" has been replaced in the two entrance signs at a cost of \$381.60 including tax.

There was a meeting last week with Van to revise the lawn contract for mulch. The amendment is still in the preliminary form. The Board will vote on the amendment at the May meeting when they have had a chance to review the minutes from the last meeting including the proposed amendment. A committee including John Johnson and Barbara Lange has agreed to look at the changes/modifications that need to be built into future contracts.

The contractor who applied the coating to the pool said that any changes he makes to the surface will be at the association's expense. Another layer of seal coating will take part of the roughness away. The Board will write a letter to the contractor regarding the roughness of the surface that was coated.

Rich examined the signs and found only one loose brick. He will talk to Tony to find out where the other loose bricks are located. The wiring to the signs is not set up right and is getting rusty. We need to contact an electrical contractor about the wiring. They may need to run pipes and wires under the road surface. Rich had previously contacted the electrician who worked on the pool, but he was busy at the time. Rich will contact him again and get an estimate from him and other contractors.

The Board had previously approved the expense of approx 12,000 sq ft of sod for the common areas. Van has measured the areas and found that there is more square footage to be replaced than the previous contractor had estimated. The new quote is for approx. 18,000 sq ft and a total cost of \$8,251. We have already made a \$2,500 deposit on this job. Barbara made a motion to authorize the payment on the revised quote of \$8,251 less the \$2,500 deposit already made. A second was made by Mike. Motion unanimously passed. Rich will contact Van to let him know that the Board accepted this contract.

Van gave us a quote for the five lawns in Hillwood that are in the worst shape for a cost of \$2,431. Mike made a motion to approve the contract with Van to replace the sod on those 5 Hillwood lawns for a cost of \$2,431. A second was made by Barbara. Motion unanimously passed.

Van gave us a quote for grub treatment on the lawns. The quote is split out as \$1,853 to Hillwood, \$1,389 for Greenside, and \$1,389 for the Common Areas. Barbara made a motion to accept the quote from Van's for grub treatment for all three areas, each area to pay the separate cost out of their own funds. A second was made by Rich. Motion unanimously passed.

Mike made a motion to accept the minutes of the previous Board meeting of March 5, 2009. A second was made by Barbara. Motion unanimously passed.

Secretary (Mike Colbert)

Sue Hare reminded anyone who was interested in attending the BBQ to pay Jill Killorin as soon as possible.

Delivery schedules for the Leaf have been taken care of. A volunteer in Greenside has stepped up to deliver the Leaf if Kalli is not available.

Five homes have been sold in last few months. Two homes have been visited by the Welcome Committee. Two owners have been contacted, but are not in the area right now. One owner has not been contacted yet. Sue thanked Carol Turnquist for joining the Welcome Committee.

Unfinished Business

Art Jernberg said that the Board handled the Annual Meeting/Election situation well, but we unfortunately lost two good people off the Board. He personally believes that this was due to an incompetent management company and that this should be considered when renewing the contract. Rich said that the management company had nothing to do with the election, and he requested them to do the recount. The lawyer has already addressed these issues and has suggested steps to be followed so that we do not have this issue arise again.

Alice Champagne stood up to say that it was an unfortunate situation and was the first election in a long time. The election committee has gotten together and come up with recommendations and guidelines for future committees to use. They suggest that an immediate recount be done if the results are within 5 votes of each other. They also recommend that there be at least 6 people on the committee. The Board will review the guidelines that the election committee has written and vote on them at a future meeting. At future annual meetings we will have to sure that the committee chair announces the results of the election with vote count totals so that the members have an opportunity to ask for a recount at the meeting.

Mike stated that individual board members do not have the right to make decisions, only the Board as a whole. He believes that Rich did not have the right to ask for a recount. Rich did not make a decision by asking for a recount, and he was asked of several residents to have one done. The lawyer also agreed that the management company had the right to do the recount by authority of the board members.

New Business

We now have five directors on the Board, but no Vice President or Treasurer. An annual report needs to be filed with the State that lists each director's information and position on the Board. Mike made a motion to file the annual report now with the current Board members and re-file later when the new Board positions have been finalized at an additional cost of \$61.25. A second was made by Barbara. Motion unanimously passed.

The Board is still looking for one more director to be appointed at the May Board meeting. Once the final director has been added, officers will be elected by the Board. Carol Turnquist, as the head of the nomination committee, said that she has individuals who are interested, but they are not here all year. There is nothing in the deed restrictions that says snowbirds cannot be on the Board, however it makes it more difficult if the people are not here all the time.

Bryna has a committee together to review the Deed Restrictions and Modification Guidelines. She requested of the Board to allow the cost of copies of the documents for each committee member. Mike made a motion to authorize the cost of and allow the management company to make any necessary copies needed by the committee. A second was made by Barbara. Motion unanimously passed.

Discussion was made on the irrigation in the common areas on Crestline. The new shrubs are not getting enough water and are not doing well. Rich was going to look into using sprayers in that area. Rich will see if he can change the line without having to do a lot of digging. He will go measure that this week. The new bushes put in by the pool have died. It is believed that these should be guaranteed. We will need to call Rob Reynolds to see if he can replace them.

We are watering as much as we can right now due to the water restrictions imposed on the state. Sue will put something in the Leaf asking for volunteers to help with the water schedule and a putting together a system for how to best water in the future.

We also need volunteers to help test the pool. This needs to be tested five times a week. If no one will volunteer to help with the testing, we may have to pay an outside company to come do it for an additional cost to the association. Sue will write an article for the Leaf asking for volunteers.

The Modifications Committee welcomes two new members Peg Gotz and Bill Brunswick.

Mike made a motion to adjourn the meeting. A second was made by Rich. Motion unanimously passed. Meeting adjourned at 3:30pm.

The next Board meeting has been scheduled for May 14, 2009 at 2pm at the library.

Accepted _____ Date _____