

Laurel Ridge Community Association, Inc.
Board of Directors Meeting
July 3, 2008

Meeting was called to order at 2:00pm.

Members present: Manny Bloch, Mary Bonning, Richard Vehrs, Mike Colbert and Barbara Lange.

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

Richard made a motion to accept the resignation of Bob Bucci as President and a Member of the Board. A second was made by Barbara. Motion unanimously passed.

Barbara made a motion to accept the resignation of Frank Reesby as the chair of the Modifications Committee. A second was made by Richard. Motion unanimously passed.

Manny suggested Tony Himmelspach to fill the vacant position on the Board. Motion made by Mike to accept Tony Himmelspach as a new Board Member to fill the remainder of Bob Bucci's term on the Board. A second was made by Richard. Motion unanimously passed.

Manny asked for nominations for the position of President on the Board. Barbara made a motion to nominate Manny Bloch for President. A second was made by Mary. Motion unanimously passed. Richard made a motion to nominate Tony Himmelspach for President. A second was made by Manny. Motion unanimously passed. A written ballot was taken from the Board and read by Hugh Phillips. Results of the ballot were Tony-4 votes, Manny-2 votes. Tony Himmelspach was accepted as the new President of the Board.

The method of distribution of and corrections to the previous minutes were discussed by the Board. It was agreed that an employee of Joseph Community Management will take the minutes at the meeting and forward them to Mike Colbert as Secretary. Mike will e-mail a copy of the minutes to all Board members prior to the meeting. Any changes or corrections to the minutes will be brought before the Board at the next Board meeting; no changes will be made to the minutes prior to the Board meeting. Mike will sign the minutes upon acceptance by the Board.

Manny made a motion to accept the minutes of the previous Board meeting of June 5, 2008. A second was made by Richard. Motion unanimously passed.

Treasurer Report (Mary Bonning)

All Board members received copies of the latest financial statements for May 31, 2008. Mike asked what was included in meeting expenses. Mary explained that it included the meeting hall as well as the cost of copies, envelopes and postage for the annual meeting notices and required mailing of the annual financial statements. Mike asked what was included in the tax expense and when were taxes paid. It was explained that corporate income taxes are paid quarterly, but annual real estate taxes are not due until November. The Annual Corporate Report was filed in July 2008. Tony made a motion to accept the Treasurer's report. A second was made by Manny. Motion unanimously passed.

Deed Restrictions (Barbara Lange)

The Modification Committee currently consists of Bryna Johnson, Sue Misamore, John Palmer, and Don Moccia; no chairman has been appointed yet. The committee is using two new forms. One is for request of modification by the homeowner and the other is a Certificate of Compliance given by the committee to the homeowner. Requests can be emailed or put in any committee member's paper box. All requests will be responded to in writing in the same fashion. The intention is to have quicker turnaround on responses. A modifications log will be kept and emailed to each committee member. When a request is approved, a committee member signs off, gives a copy to the homeowner, and logs the original. Records are now being kept by lot number so that modifications stay with the property, even if the owner changes. Open meetings are held the 3rd Wednesday of each month at 9am at the pool.

New Construction Committee (Jack Husler)

There has been no new construction.

Maintenance Report (Richard Vehrs)

Barbara Lange reported that the 2 wells at Hillwood were inspected and still have power to them; however they need 2 new boxes. At least one of the boxes has to be replaced to test the well at an approx. cost of \$300. If they had to pull the pump, trees would have to be removed. Residents complained about lack of pressure from these wells, poor quality of water, and noise and vibrations in several houses. The irrigation company said they had constant problems with these wells in the past. If the wells went dry it would be a probable cost of \$10,000 to switch back to municipal water. There is no time limit on when we can go back and access these wells. It was recommended that we do not pursue this avenue any further for now, the Board agreed.

Van's lawn service gave us an estimate for the replacement of the lawn at the main entrance. They are going to cover half the cost. Our cost would be \$120 per pallet with 9 skids needed (approx. \$1,080). Two estimates for sod by the pool were received at \$300 and \$350 per pallet. Barbara suggested tuning up the current sprinkler system and adding more heads so that coverage is overlapped during these low water pressure times before any new sod is placed. Richard will get quotes for tuning up the system and getting proper watering coverage by the entrance and the pool area and report back to the Board for a vote at the next meeting.

Barbara reported that although some of the villa lawns are coming back due the recent rains, many still need replacing. She will get Richard a list of those lawns so that a plan can be written up and an estimate made of the cost.

Secretary Report (Mike Colbert)

Sue Hare reported that the Welcome Committee had one new homeowner this month. She will make sure each new owner has a copy of the deed restrictions and new forms from the modifications committee. The Leaf will remind owners to leave their documents in their home when they sell it. Any pictures or information for the Leaf should be given to Sue as early in the month as possible. They are also looking for ads to be placed in the Leaf.

Jack Husler asks that any information wanted to be placed on the website should be forwarded to him.

Jill Killorin reported that the Activities Committee will resume activities in September or October.

Unfinished Business

Mike handed out a comparison of services from our current CAM (Joseph Community Management, LLC) and Cabana Accounting Services. It shows a cost comparison of \$1,085 versus \$600 per month. He reported that Cabana comes recommended by Steve Tamposi, are used by several other Associations in the area, have affiliations with local attorneys, and have 3 CAM's on staff. It was noted by Hugh Phillips that as they are not a CPA, they cannot issue a certified compilation report, only a Statement of Receipts and Expenditures. Discussion was made as to additional fees paid this year for meetings with Hugh Phillips and professional advice given that were authorized by the President of the Board. Hugh Phillips asked that he be allowed to compile a list of services that he is currently providing for Laurel Ridge so that the Board may make a more accurate comparison against what Cabana is offering. The Board agreed to this and will hold the discussion until next meeting.

New Business

Richard reported that during the storms last week water was running into the Activities Center. Upon inspection of the roof, he noticed that shingles are missing and some areas have no tar paper. He received one estimate for \$1,640 to patch the area over the bathrooms; he is waiting on a second estimate. Manny made a motion to allow Richard to compare the estimates when received, find the best price, and allow Richard to authorize the needed repairs. A second was made by Barbara. Motion unanimously passed.

Richard reported that he removed some of the broken tiles by the pool. He found matching tiles out of state and will be replacing the broken tiles.

We have received two estimates of \$3,600 and \$4,200 to reseal the driveway by the pool. The seal will last for 5 years and will include patching bad areas, sealing and re-stripping. Barbara made a motion to accept the bid of \$3,600 from A-1 Asphalt Paving & Striping to reseal the driveway by the pool. A second was made by Richard. Motion unanimously passed.

The area by the new shrubs under the pine trees has weeds growing thru the mulch. Don Moccia has volunteered to make clippings of plants and plant whatever ground cover the Association purchases in that area. Barbara made a motion to allow Don to buy up to 20 plants at an approx. cost of \$3.00 each and to voluntarily install them in the area by the new shrubs. A second was made by Manny. Motion unanimously passed.

Member Participation

John Mihok of 182 W. Rexford reported that he has had severe flooding problems on his property, due in part to runoff from adjacent properties. He has taken up the issue with county engineers, his home builder, and Jack Husler. He has already spent a great deal of money to have a wall built around his pool, but the problem persists. His recommendation is to have a berm and swale built from the back of his property to Romany. He is asking for the Boards assistance with his flooding problems. There was a lengthy discussion on the issue, with the Board feeling that it is the county's responsibility for drainage and grading issues, as our committee members are not experts in the field. It was agreed that Mr. Mihok would meet with Hugh Phillips for assistance and recommendations on action. The issue will remain on the table for future discussion.

Kathy Brunen asked for clarification on the Hillwood and Greenside Designated (Unrestricted) Funds and the Reserve Funds. It was discussed that Designated funds are set up by the Board for use on any unexpected operating expenditures not budgeted for. It may include additional funds left over from the budget and rolls forward each year if not used. Reserve funds are restricted

for specific uses and cannot be used for operating expenses. As of January 2008, \$5.00 of each homeowner's monthly fee in GS & HW is put into reserves.

Joan Tyree asked about spraying of the weeds in her area. Rich said Van sprayed Greenside this week and should be doing her area next week. Rich will get a schedule from Van.

Bryna Johnson questioned on behalf of Karen Anderson about the water problem they were having regarding a sprinkler head that popped off that blew a hole in their soffit. Rich said that our insurance company is waiting to hear from Van's insurance company. Rich has attempted to contact the Anderson's, and will try to call them again. Manny is waiting on a letter that the Anderson's were supposed to provide him regarding the incident.

A letter was received from William McClure that questioned the need for a petition to keep the Board from making any expenses that would increase next year's fees without a vote from the homeowners. The budget is presented each year to the membership. The members may petition the Board to reconsider the budget if they feel it is inappropriate. This allows homeowners an opportunity to have input into their fees without restricting the Boards day to day functions of running the Association.

Villa owners would like to have a meeting to designate categories for their reserve funds. Hugh Phillips will find out how many owners are needed for a quorum at the meeting and what requirements are needed for the villa owners to make those designations.

Mike made a motion to adjourn the meeting. A second was made by Mary. Motion unanimously passed.

Meeting adjourned at 4:15pm.

Next meeting is scheduled for August 7, 2008.

Accepted _____ Date _____