

Laurel Ridge Community Association, Inc.
Board of Directors Meeting
June 11, 2009

Meeting was called to order at 2:00pm.

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

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

Barbara made a motion to accept the minutes of the previous Board meeting of May 14, 2009 with the correction on page four that Rich voted against the motion to redo the pool deck. A second was made by Mike. Motion unanimously passed.

Treasurer Report (Cathy Brunen)

The financial statements of May 31, 2009 show that the Association is solvent. The Association has \$139,692 in Assets, \$69,409 in Liabilities, and \$70,283 in Fund Balance. Hillwood reserve fund balance is \$11,585 and Greenside reserve fund balance is \$4,628. The monthly financial statements are given to each board member and posted at the pool for all residents to view.

Mike discussed the possibility of putting the interest income from reserve funds into the repairs and maintenance account of operating. The reserve interest has to remain in the reserve account and cannot be moved into operating. Mike felt that this meant there were more funds going into reserves than were budgeted for. Mike made a motion to fund the reserve account monthly for the \$7,850 in the budget less the amount of interest earned on the account; the additional funds would go into repairs and maintenance. No second was made on the motion. Motion does not pass.

Web Site (Jack Husler)

We could use more classified ads on the website. Sue can put this information in the Leaf. Three more homes have been sold in the community. The organizational chart on the website will be updated once a new Vice President is elected.

Deed Restrictions (Bill McClure)

Bill thanked the Board for their guidance with his new position and for recognizing the need to control the insect infestations on the empty lots. The empty lots have been treated with a granular insecticide recently. Bill thanked Bryna and the volunteers on the Modifications Committee. The committee would like to suggest that homeowners be more descriptive when they are filling out their requests forms in order to make it easier for the committee to approve them.

In relation to the home on Hillmoor that was fined for violation of deed restrictions, the owner sent a representative to meet with us to find out exactly what problems need to be corrected. The representative agreed to make the changes. They will be given two weeks to correct the problems.

Sue Misamore reported for the Modifications Committee that over 85 requests have been made so far in 2009. Again, the homeowners need to be more descriptive on their requests. Homeowners also need to call and let the Mod. Comm. know that the job has been completed so that a Certificate of Compliance can be issued. The Standard Approval List is working very well. The committee would like to add one green color sheet to the current approved color list. Barbara made a motion to add one green color sheet to the standard color list. A second was made by Mike. Motion unanimously passed. Volunteers are working hard to make the proposed changes to the Deed Restrictions.

Maintenance Report (Richard Vehrs)

Signs - Thomas Electric came out and gave us a bid on adding electrical outlets to the main entrance signs. He said that it was not necessary to replace the pipe that goes under the road; we are able to use the one that is there. The bid was for \$985 and includes a total of 12 new electrical outlets on the two signs. Two other companies were contacted, but never came out to give us a bid. Rich made a motion to approve the bid from Thomas Electric for \$985 to install 12 new electrical outlets in the entrance signs. A second was made by Barbara. Motion unanimously passed.

Sod - The sod in the common areas has been completed. Due to bad weather, Van is waiting on more sod to become available in order to begin work in the Villas. This may begin as early as Friday.

Pool sprayers - Rich added 3 new sprayers on the groundcover by the pool. The water now covers all the plants. Four other sprayers were changed and are running well now. There is not enough water pressure behind the Rec. Center to cover the entire area with the current sprinklers. The only way to resolve the problem would be to run a whole new pipe from the main box.

Rotors across from Hillwood sign - Rich will contact EJ Sprinklers about adding 3 more rotors in the area on Crestline across from the Hillwood entrance sign and sprayers to irrigate the shrubbed area along Crestline.

Pool Deck - Rich hasn't been able to reach the company to do the pool deck re-coating. He is still working on it.

Pool Tiles - The tiles in the pool are being replaced and will be finished this week.

Motion Lights - The motion lights by the Rec. Center have been repaired. Discussion was made on adding street lights by pool to help illuminate the parking lot for safety and security when functions are held at night. Rich will get prices on having lights put around the building.

Mailboxes - We have about 8 mailboxes in inventory currently. We haven't been able to find a supplier for the mailbox posts yet.

Unfinished Business

Unpaid fees – There are three homes that have unpaid annual dues. They have already been sent Intent to Lien letters and were given 30 days to pay the amount due. Nothing has been received from these owners. Mike will file liens on the homes with the county.

Pool checker – Joan Tyree has taken over the job of being the lead chemical checker for the pool. She has a group of volunteers to do the regular checking that includes: Ray Boyle, Bill Kaiser, Shirley Meyer, John Pinto, John Palmer and Ken Meltesen. Rich also has volunteers to fill in as needed: Kalli Wood, Gordon Whittington and Dorothy Dobos.

Landscape watering – Currently the landscape is being watered every 3rd day for the next two weeks or so. It will then be cut down to twice a week, then once a week.

Empty lots – The insecticide has been placed on all empty lots.

Greenside irrigation – EJ Sprinklers has finished the repairs to the sprinkler line on the two adjoining lots in Greenside. More work had to be done than expected; an extra line had to be added.

Vote to visit Village Services – If a majority of the directors will be attending the meeting and a quorum is present, the residents will have to be properly notified of the meeting. Notice will be put on the website and possibly in the paper. Mike believes that we owe it to the residents and the Board to get another perspective on the management of the Association. Mike made a motion to listen to a presentation by Villages Services Cooperative, Inc. for management services. A second was made by Barbara. Rich voted Against the motion, all others voted For the motion. Motion passed.

Our current contract with Joseph Community Management, LLC is up in December. This will help us to make an informed decision for next year. We are not unhappy with our current services, we are just getting bids for services that make up a major expense of our budget. Villages Services may have things to offer that we don't currently have available. Barbara made a motion to set the meeting date with Villages Services for Wednesday, June 24, 2009 at 2pm or as close to that date as is available. A second was made by Mike. Motion passed. Mike will put a notice together for the residents and will ask the people that deliver the Leaf to help pass them out.

New Business

The residents elect the Board, and the Board elects its own officers. The position of Vice President is currently vacant and needs to be filled by the Board. Bill suggests that he not be nominated, as he does not have enough experience on the Board. He will decline the nomination if offered. Cathy nominated Barbara for the position of Vice President. A second was made by Bill. Additional nominations were called for three times. No other nominations were made. Barbara was elected as the new Vice President of the Board.

Unfinished Business

Bank of America – While signing new signature cards at the bank, it was determined that a check card had been issued on the checking account. The Board feels that there is no need for the card and that our current system of checks and balances is the best way to keep track of expenditures. Mike made a motion to cut up the bank card. A second was made by Barbara. Motion unanimously passed.

The bank only requires one signature on each check. In November, at the request of the new Treasurer, the Board changed this requirement to two signatures. A temporary stay on that requirement was made while the Board was being reorganized. Mike made a motion to continue to require only one signature per check. The authorized signers will be President, Vice President and Treasurer. A second was made by Barbara. Motion unanimously passed.

The Budget Committee met last week and are not expecting that the dues will have to be increased for next year. There may be monies that moved to different categories, but they are expecting a similar budget to be offered to the Board.

Regions Bank – We currently hold a CD with Regions bank that has signatories that are no longer on the Board. A bank resolution will be brought to Regions to change the signatories. Mike made a motion to have all financial accounts, including checking, savings, and CD's to have three authorized signatories of President, Vice President, and Treasurer. A second was made by Rich. Motion unanimously passed.

Pool keys – Mike was given responsibility of the pool gate keys.

The patio door on the Rec. Center was torn. Mike asked Jordan Construction to repair the door and paid him out of pocket. Barbara made a motion to reimburse Mike for the expense of repairing the sliding door at the Rec. Center. A second was made by Bill. Motion unanimously passed.

Rich voiced a complaint that he was already getting quotes to repair the door. He is concerned that he is Maintenance Director but other people are stepping into his role and taking it upon themselves to make repairs. This should fall under his area of responsibility.

Van's Contract (Barbara Lange)

Proposed changes and additions were made to Van's Lawn Contract and discussed among the Board. Some small typographical changes were made. Barbara will update the contract and bring it to the next Board meeting for a vote.

Rich made a motion to adjourn the meeting. A second was made by Barbara. Motion unanimously passed. Meeting adjourned at 3:55pm.
The next Board meeting is scheduled for July 9, 2009 at 2pm at the library.

Accepted _____ Date _____