

Laurel Ridge Community Association, Inc.
Board of Directors Meeting
May 14, 2009

Meeting was called to order at 2:00pm.

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

Members not present: William McClure

Also present: Sharon Vetter of Joseph Community Management, Hugh Phillips, CPA and homeowners.

The Board's intention is to appoint a sixth director to take over the position of Treasurer. Barbara made a motion to nominate Cathy Brunen for the position of Treasurer on the Board; Cathy has previously accepted this nomination. A second was made by Mike. Motion unanimously passed. Cathy Brunen is appointed as the new Treasurer.

Barbara made a motion to accept the minutes of the Organizational Board meeting of March 19, 2009. A second was made by Mike. Motion unanimously passed.

Barbara made a motion to accept the minutes of the previous Board meeting of April 2, 2009 with a correction on page 2, bullet 3, to change "several" directors to "two" directors. A second was made by Mike. Motion unanimously passed.

Mike made a motion to accept the minutes of the previous Board meeting of April 9, 2009 as amended with the following corrections: Pg 1, paragraph 2, remove the word "acting" in the sentence "Roger will take over as President". Pg 3, para. 6, change the spelling of "Kalli". Pg 5, para. 3, change the name of the new committee member to "Peg Gotz" from "Peg Dobos". A second was made by Barbara. Motion unanimously passed.

Treasurer Report

The financial statements of April 30, 2009 show that the Association is solvent. Next month we can expect an official treasurer report from our new treasurer.

Web Site (Jack Husler)

Website is working fine.

Deed Restrictions (Barbara Lange)

The home at 346 Hillmoor is still in violation of the deed restrictions. The deed restrictions say that we can fine them and that we can also intercede if they don't keep up with the property. We are able to levy a fine and put a lien on their property. The most inexpensive route at this point would be to levy a fine. Mike is willing to go to the Clerk of Courts to file a lien. Barbara made a motion to send the homeowners a Notice of Intent to Lien with 15 days to comply with the deed restrictions. If they do not

comply within the 15 days then a \$100 fine will be imposed on the owner on the basis of each day of continued violation and a Mike will file a lien on the property. A second was made by Rich. Motion unanimously passed. Sharon will send the letter with a copy of Article VII attached.

Van's Contract Committee (Barbara Lange) – This will be postponed until the June meeting.

Proposed Deed Restrictions changes Committee (Bryna Johnson) – Committee members are Carol Turnquist, Bruce Wile, John Telatnik, Paul Welch, Rosie Caflish, John Sarnoski and Bryna Johnson. The Committee had its first meeting and is working on Articles IX and X to try to get them to comply with the Mod. Guidelines.

The Modifications Committee reported that there were 75 requests for changes so far this year. The Committee requests to add several items to the Standard Approval List (see Attachment). Owners still have to fill out a form and get approval, but the Standard Approval List can be approved by committee members without waiting for a Mod. Comm. meeting. Mike made a motion to add the attached list of 8 items to the Standard Approval List and to add the entire list to the Welcome Packet. A second was made by Barbara. Motion unanimously passed. Bryna and Sue Misamore will handle the requests for Villa owners so they can be sure that changes will not affect the maintenance contract we have with Van.

The Modifications Committee would like to allow extra time to see if the lawns will come back with the recent rains. Barbara made a motion to allow the Modifications Committee to hold off on lawn maintenance issues until the July meeting to allow time for winter damaged lawns to come back. A second was made by Mike. Motion unanimously passed.

Barbara made a motion to issue a letter to Phil Hicks stating that he is a representative of the community and able to enter properties in order to make sprinkler repairs. A second was made by Mike. Mike added to the motion to send Mr. Hicks a copy of the letter along with a copy of these minutes giving approval of the letter, noting that the minutes will be approved at the next Board meeting. A second to the addition was made by Barbara. Notification will be given to Hillwood residents through the Leaf. Motion unanimously passed.

Maintenance Report (Richard Vehrs)

Signs – Rich has found only one loose brick; he will have to get together with Tony to find out where others are. Rich spoke with Thomas Electric about adding outlets on the signs for the x-mas lights. They will go look at the signs and give us an estimate hopefully this week. Mike has an estimate from the County electrician for running the pipe under the road.

Sod – The sod at the entrance has been completed. Van is waiting on more sod to complete Crestline and Hillwood.

Pipe under the road – The estimate to run the pipe under the road is \$700.00 for a 2" pipe or \$600.00 for a 1 ¼" pipe. He was able to give us a better price because he had leftover pipe. Rich says that there is already a pipe there and that he is waiting to here from Thomas Electric to see if we need another pipe run under the road. Mike made a motion to accept the bid for running the pipe contingent on receiving a proposal from Thomas Electric within 2 weeks with his recommendation to replace the pipe. A second was made by Barbara. Mike and Barbara voted for, Rich against the motion. Motion passed.

Sprinklers – Rich has repaired 3 sprayers already, but will check them all again. Rich tried to reach EJ Sprinklers 3 times, but he hasn't gotten back to Rich yet. There are a lot of sprinkler problems right now, and we need to be sure we are maintaining the new sod and shrubs. We have a contract with EJ Sprinklers to do irrigation repairs, but they have been too busy to address our problems recently. Barbara and Roger have written up a whole page of problems with the sprinklers. Joseph Community Management will contact EJ Sprinklers to get these problems addressed. Rich has looked into how many sprayers are needed on Crestline by the new shrubs, and he will be putting those in.

Van made some needed repairs to the irrigation system in the common areas around the new sod. Mike made a motion to approve the payment of the bill from Van for \$505.00 for irrigation repairs. A second was made by Barbara. Motion unanimously passed.

Secretary Report (Mike Colbert)

Leaf/Welcome Committee (Sue Hare) – Sue thanked all those who help deliver the Leaf; they work very hard each month.

Homes are starting to sell. Three homes have yet to be visited because they are not currently in the area, but they have been contacted by phone. The Welcome Committee is doing a super job.

Discussion was made on who should be in charge of the pool keys. Mary Bonning currently has the keys. Hugh Phillips offered to keep a copy at the Management Office and have it copied as needed for new homeowners. The keys need to be made by a locksmith. Mike made a motion to allow Mike Colbert to talk to Wheeler Locksmith and make a deal to allow Joseph Community Management to contact him and handle making the pool keys as needed. A second was made by Barbara. Roger would rather the Welcome Committee be in charge of the keys and keep the list of those keys going out. Mike amended the motion to give responsibility of someone the Board designates to deal with Wheeler Locksmith to get replacement keys as necessary and to keep a spare key at the Management office for emergencies.

Activities Committee (Jill Killorin) – Activities are finished for the summer and will start up again in September.

The motion lights at the pool are not working; Rich is working on this.

Barb questioned how to access the irrigation lock boxes. There is only one lock box by the pool sign; all others have the same key lock. An owner questioned whether the Management Company should have a copy of all keys in the community. Roger said he would have to consider that; currently Rich and Roger both have a full set of keys.

Unfinished Business

Pool Deck – Mike spoke to the company that did the pool deck resurfacing several times. Rich said that the company was willing to put on another coat if we pay for the material, but says that he has spoken to 20 people who use the pool, including kids, and they have no problem with how rough the surface is. Some community members spoke up that they believed it was too rough. Mike said that the company offered to clean the surface and put another coat on for \$150.00. Mike made a motion to hire the company to put another coat on the pool deck for no more than \$150.00. A second was made by Barbara. Mike and Barbara voted For, Rich voted Against the motion. Motion passed.

New Business

The Budget Committee for the 2010 budget will consist of Mike Colbert as chairman, Barbara Lange and William McClure. The Committee will not make any decisions regarding the budget, but will put together a suggested budget for the Board to vote on.

There are three homeowners who have not paid their annual dues. They were sent late notices with the \$25.00 late charge imposed. They were also sent Notices of Intent to Lien. Two of the properties are empty lots; the other has a home on it. The owner of the lots was trying to get the bank to take back the lots, as they are worth less than the amount of the loan. Discussion was made on the cost to place the lien, and the probability on receiving any funds in the event of foreclosure of the loan. Barbara made a motion to place a lien on the three properties for the amount owed for 2009 annual dues with the understanding that Mike will file the liens on the Associations behalf. A second was made by Mike. Motion unanimously passed.

In Phase II we are having insect problems on the empty lots. Van can put an insecticide on the lots that would control the problem for three months at a cost of no more than \$20.00 per lot. Mike made a motion to have Van apply the insecticide to the empty lots at a cost not to exceed \$20.00 per lot. This amount will then be charged to the owners of the lots. A second was made by Barbara. Motion unanimously passed.

There is a problem with the irrigation system at 541 W Raymond Path in Greenside. The owner has one home that is placed on two lots. The pipes are too small for the system and do not allow enough pressure to cover the lawn completely. Barbara made a motion to correct the irrigation system at this home in Greenside using the funds from

Greenside for irrigation. A second was made by Mike. Motion unanimously passed.

Mary Bonning has resigned as the person who checks the pool chemicals daily. We need a volunteer or we may have to pay our pool company to come out each day to check it. Rich is getting an estimate from the pool company for the additional cost to check the chemicals on the days that they are not already here cleaning the pool. The Health Department has written up the pool for violations involving missing tiles and holes in the skimmer covers. The pool company is getting us estimates to repair the tiles and replace the covers. A suggestion was made to get other bids for the pool cleaning. Sue will put in the Leaf again that we need volunteers for the pool or we may have to spend additional funds to have an outside company do it.

With all the recent changes to the Board, Roger was trying to get each Board member involved and put together a proposed restructuring of areas of responsibility for the Board. Bill McClure will be helping with the Deed Restriction Committee. Barbara will continue to take care of Hillwood. Water usage requirements will be assigned to one person for the entire community; this will be handled by Barbara. Rich will continue to take care of the maintenance issues, but as this is a bigger area of work, the irrigation portion will be turned over to Barbara. Roger as President made these changes as they were necessary to keep the Association running on an even keel.

Mike reported that at the June meeting the Board will consider going to visit another Community Management Company. A vote will be taken on this matter at the next meeting in the hopes that all Board members will be present at the time. Mike feels that in order to benefit the residents of Laurel Ridge, it would be beneficial to listen to the presentation of Villages Services. Mike has spoken to other Associations who are satisfied with their work. The meeting would have to be advertised and open to all residents of the Association. The meeting would be at their facility on Hwy 486. Rich was concerned that the company employed Linda Deptola who was reported in the paper as having stolen money from Homeowners.

A new Vice President will be voted on at the June Board meeting.

Unfinished Business

Rich called Rob Reynolds regarding the dead plants by the pool. He said that they would come out and look at them. Rich thought that they were root bound because they were not planted correctly. Rob said he would replace the ones that are dead currently, but he hasn't been out to do it yet. Rob also believed that he still had the sod job and that no one had told him that he didn't have the job. Rich thought that Rob hadn't gotten paid to do the spraying he had done to prep for the sod; Barbara said that he had gotten paid for the spraying and that she had informed Rob that we were waiting on funds and didn't know when we could do the sod. Barbara also believed that the bushes were dead due to irrigation problems.

Rich will change the rotors to sprayers where the Jasmine is by the pool; this will help to use more water in less time for better coverage.

Mike made a motion to give Rich the authority to purchase and replace the three bushes by the pool if Rob Reynolds doesn't come to replace them. Rich will fix the irrigation in the area first. A second was made by Barbara. Motion unanimously passed.

Mike made a motion to adjourn the meeting. A second was made by Rich. Motion unanimously passed. Meeting adjourned at 4:00pm.

The next Board meeting is scheduled for June 11, 2009 at 2pm at the library.

Accepted _____ Date _____