

Laurel Ridge Community Association, Inc.
Board of Directors Meeting
November 6, 2008

Meeting was called to order at 2:00pm.

Members present: Tony Himmelspach, Mary Bonning, Richard Vehrs and Barbara Lange.

Not present: Manny Bloch and Mike Colbert.

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

Barbara made a motion to accept the minutes of the previous Board meeting of October 2, 2008 with corrections. A second was made by Rich. Motion unanimously passed.

Mary made a motion to accept the minutes of the Special Board meeting of October 16, 2008. A second was made by Barbara. Motion unanimously passed.

The minutes from Sept and October have not yet been posted on the website, but Mike Colbert has been asked to look into getting the website updated.

The floor was opened to questions on the reserve funds. Discussion was made on the retaining walls in the Villas. Several owners spoke up to state that they believe the repair and maintenance of the walls are the responsibility of the Association. Original documents show that the Declarant was responsible for maintaining the 2 perimeter walls and new owners buying in were led to believe that the Association would take over that responsibility. Owners were given a grant of easement for the walls. A revised set of deed restrictions included a supplemental declaration regarding the Villas. Owners also stated that a portion of the walls fall on common ground property.

Tony suggested taking the documents back to Bertoch's office so that he can give us his interpretation of them, as he was the lawyer who originally wrote them.

Owners questioned the funding of retaining wall reserves for 2009. If is being suggested by the Board, and will have to be approved by the entire membership at an annual meeting, that if the retaining walls are deemed to be the responsibility of the Villas then the current retaining wall reserves will be pro-rated and the non-Villa owner portion will be re-distributed into another reserve category. The Villa owner portion will be placed into a reserve category under the Villa reserves.

Treasurer Report (Mary Bonning)

No report.

The Board has received two resignations from the Board of Directors from Mary Bonning and Manny Bloch. Barbara made a motion to accept both resignations effective immediately. A second was made by Rich. Motion passed unanimously.

Deb McEniff volunteered to take Mary's place as Treasurer of the Board. Barbara made a motion to accept Deb as the new Treasurer of the Board effective immediately. A second was made by Rich. Motion passed unanimously.

Clara Osterhoudt and Roger Williams were nominated to fill the vacant position on the Board. Both accepted the nomination and a written secret ballot election was taken from the new Board members. Roger won the election and was accepted as the new Vice President of the Board.

Deed Restrictions (Barbara Lange)

Bryna Johnson of the Modifications Committee reported that another drive around will be done in the next week or so for replacement of bulbs in light posts and the cleaning of mailboxes. Two properties have not responded to the Modification Committee's violation notices. The Mod. Comm. is turning these properties over to the Board for action. The two properties are 346 Hillmoor and 4698 Jademoor. The lawns have been mowed but other maintenance issues have not been addressed by the homeowners. The Board will assign each a case number and send the owners a notice to appear before the Board at the next scheduled meeting on Dec. 4th. If the owners do not appear at the Board meeting the Board may consider turning them over to the Fining Committee.

Bryna questioned who was responsible (the Board or Mod. Comm.) for enforcing the restriction of no businesses being run out of a residence. Discussion was made and it was decided that the Modification Committee, upon receiving a grievance regarding such from a homeowner, should send a letter to the resident in question stating that it has been reported that a business is being run out of the home which violates the restrictions of the Association.

New Construction - Paul Chabot has offered to head the New Construction Committee. The Board accepted his offer. Jack Hustler will also help on this committee.

Maintenance Report (Richard Vehrs)

EJ Sprinkler will finish the sprinkler work in the common area by the pool once the power company puts on the meter and wire to the timer.

Repairs to the clubhouse restroom walls will begin next week. Wire mesh will be put up before the stucco is applied. The cost of the repairs is \$450, but the project will have to be painted once complete.

Rich has made numerous attempts to contact the company regarding the back flow inspection. He has called all 8 people on the list, and has received no return calls from any of them.

We have 2 proposals for the recoating of the pool deck. One is for \$6,840 from Hendley's Custom Crete and the second is for \$5,700 from Design Coating. Design Coating has done several jobs for individual homeowners in Laurel Ridge and comes recommended. Barbara made a motion to accept the bid for \$5,700 from Design Coating to resurface the pool deck. A second was made by Deb. Motion unanimously passed. The Board would like to do a base coat with speckles in a darker color, but will ask the company for recommendations on a base color.

Tony questioned the area of coverage of the sprayers on the sprinkler system behind the clubhouse. Rich suggests waiting until the zone split off is complete to see if the water pressure increases at all.

Landscaping -

Rob Reynolds called the "Call Before You Dig" company to come mark the grounds for the new sod. They couldn't find the location and should be out again next week. The Board has decided to try to work with Van on getting a better price for the common area sod before we have anyone begin work. The shrubs and plantings around the pool area are still scheduled to be done by Robert Reynolds Landscaping.

An owner questioned why the sod is being laid in winter during the dormant time of the year when young roots are less likely to survive. The landscaping company said that the sod would be fine, but the Board will look into this.

Pressure Cleaning -

Bids were received for having the walls in the Villas pressured cleaned (including the fence):

\$1,150 Tim Kelly using a chemical that doesn't harm the plants.

\$45/hr (approx. \$800-\$1200) Van's Lawn & Maint using no chemicals.

\$1,100 Robert Reynolds Landscaping using no chemicals

\$1,200 Concepcion Leiva

\$1,250 Blackburn Bros. Construction using no chemicals

Discussion was made on quality of work of the companies. Roger made a motion to accept the bid of \$1,150 from Tim Kelly to pressure clean the perimeter walls in the Villas. If the company uses an individual homeowners water faucet the owner should bring that water bill, along with the prior and future month's bills, to the Board for reimbursement of the excess water charge. A second was made by Deb. Motion unanimously passed.

Barbara will ask Tim Kelly to give us a bid for cleaning the walls in Greenside.

Wall Repair -

Discussion was made on rebuilding the wall between the Williams and Jernberg homes. It is approx. 87 feet long by 1.5 feet high. Estimates for the job were as follows:

\$7,900 Monroes using block

\$1,800 Van's Lawn & Maint. using stone

\$2,000 Reynolds Landscaping using concrete block

\$3,562 Blackburn Bros. Const. Using concrete block with footing

\$8,504 Stevenson

Tony felt that it was the responsibility of the Association in making sure the wall was safe, but not the responsibility of the Association to pay for the cost of repair. Roger said he had a contract signed by Morrison Homes that shows the Association is responsible for that wall. A lengthy discussion ensued regarding who should be responsible for the wall. It was agreed that the documents should be looked at by an attorney to determine the Associations responsibility before any work is done on the walls. All projects regarding the walls are on hold.

The dirt on the top of a wall in the Villas has sunk down and has become a hazard. Barbara made a motion to have Van fill in the soil and sod the top edges of the wall at a cost of \$250.00 to be paid from the Villas repairs and maintenance account. A second was made by Rich. Motion unanimously passed.

Van is getting us a bid for grub treatment on all Villa lawns. Van suggested putting in Jasmine ground cover under the trees in the Common Area to replace the grass and weeds. He can mow it at the end of the growing season. Concern was expressed as to whether the irrigation system was reaching the area. Rich will have EJ Sprinklers look at the area and see if another sprinkler head can be added.

Barbara talked to Van about the list of issues that needed to be addressed. He has accomplished most of it with no additional charges. Van has a map of the sprinkler zones and will put together a schedule for proper zone watering. He will also trim the shrubs away from the houses to allow more air flow.

We have received a bid for \$450 to trim the tall palms in the Villas using a lift. Dave's Tree Service has given us a bid for \$400 to trim the trees in the common area by the pool. Rich will ask Dave for a bid to do the Villa palms at the same time.

Residents were concerned about the condition of the restrooms in the clubhouse. The Board is in the process of having them cleaned and painted. The Board will

talk to Dawn Wilbur about doing a more thorough job of cleaning the clubhouse. Rich is looking into getting bookcases for the clubhouse so the book exchange does not have to store the books in the ladies restroom.

Pete Anderson expressed his concern over sprinkler heads that get broken during lawn/shrub maintenance and heads that are popping off. He had a head that popped off under a soffit and caused extensive water damage in his home while he was away. Suggestions were made to use larger sprinkler heads and to keep bushes cut lower. He just wanted people to be aware of the potential hazard and to keep an eye on the sprinklers.

Deb made a motion to have a Board policy that all checks require two signatures. There will be 3 signers on the account – President, Vice Pres, and Treasurer. A second was made by Barb. Motion unanimously passed.

Secretary Report

Jill of the Activities Committee says to keep an eye out in the Leaf for upcoming activities.

Discussion was brought up again about the retaining walls. Tony will take the documents to Bertoch to see what his intent was on the retaining walls when he wrote the documents.

Roger made an amended motion to initiate the cleaning of the walls immediately to be paid out of Laurel Ridge funds and to straighten out the funding of the project once an answer is received from the lawyer. A second was made by Barbara. Motion unanimously passed.

Roger made a motion to adjourn the meeting. A second was made by Barbara. Motion unanimously passed. Meeting adjourned at 4:25pm.

The next Board meeting is scheduled for December 4, 2008 at 2pm.

Accepted _____ Date _____