

Laurel Ridge Community Association, Inc.
Board of Directors Meeting
October 8, 2009

Meeting was called to order at 2:00pm.

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

Excused absence: Cathy Brunen

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

Mike made a motion to accept the minutes of the previous Board meeting of September 10, 2009 with a change to page one to change the word "discuss the 2010 Budget" to "approve the 2010 Budget". A second was made by Barbara. Motion unanimously passed.

Barbara made a motion to accept the minutes of the follow up meeting on September 10, 2009. A second was made by Richard. Motion unanimously passed.

Mike made a motion to accept the minutes of the September 24, 2009 Special Meeting with a change to page 2, paragraph 2 from "choose one color" to "choose one of the colors" and to add "prior to her going away" after "submit a new request to the MC for approval" . A second was made by Barbara. Motion unanimously passed.

Treasurer Report

Mike spoke with the Property Appraiser about reducing the real estate taxes for the common parcels. Mr. Greene informed him that if Mike's information was correct, an adjustment would be made. The County currently has the property valued at \$112,000 with taxes of approx. \$2100; the adjustment would bring the value to \$96,000 with taxes of approx. \$1500. A corrected statement will be sent in the mail after we receive the original statement. The change will not be retroactive to previous years.

The monthly financial report will be posted at the pool.

Web Site (Jack Husler)

The latest news will be posted in the notices section of the web site. The Leaf is posted as of October 1st. Updates will be posted on Kalli Wood.

There have been several incidents around Laurel Ridge in regards to strange people hanging around looking for small items to pocket. Please do not be afraid to call 911 right away if you see any suspicious behavior and tell your friends about it so that they may be cautious as well.

Deed Restrictions (Bryna Johnson)

A Special Board Meeting was held on Sept 24, 2009 for the hearing of a violation of Article VII. Our documents say that we must respond to the owner with a written decision not less than 21 days after the meeting. Mike will compose and mail the letter

to the owner. A neighbor informed the Board that Connie has the paint chip and request form ready and should be back on Tuesday to submit it to the MC for approval.

Modifications Committee – John will be sending violation letters out. The MC was hoping to approve Connie Wilson's request at the recently held meeting, but it will have to wait until the November meeting since it has not been submitted yet.

Deed Restriction Changes Committee – All the proposed changes were submitted to the Board. Articles IX and X which were approved at the last Special Meeting. Additional corrections to these Articles are being submitted today. Barbara made a motion to schedule a Special Meeting of the Board on October 22, 2009 at 2pm at the Rec. Center to have a preliminary review of the suggested changes to date to the Deed Restrictions. A second was made by Sue. Motion unanimously passed. Discussion was made on whether the term "Declarant" should be removed from the documents entirely.

Maintenance Report (Richard Vehrs)

Rotors and Sprayers – EJ Sprinklers is working on the additional rotors and sprayers right now.

Mailboxes – Rich is still trying to find a company that carries the mailboxes that we use.

Pool Lights –Progress Energy gave us a rough estimate of \$2500 for two additional lights by the pool. A trench would have to be dug from the box to the light post and we would be responsible for sodding it back over. They will give us a formal quote if we decide we are interested, because an engineering study would have to be done. If we used poles like the ones on the streets, we would have to use Progress Energy. If we use landscaping lights, we would not have to go through Progress Energy. Barbara will get estimates on landscape lighting. If there is no cost for a bid from Progress Energy, Rich will request one from them as well.

Trees – Trees have been trimmed in common areas.

Hedge – An owner asked about removing the hedge on the tree lot next to 4698 Jademoor. The hedge is in bad shape. This is on common property. Ace gave us a quote of \$600 to remove the hedge. Mike made a motion to spend up to \$600 to remove the hedge. A second was made by Sue. Motion unanimously passed. Rich will get a quote from Van as well and accept the lower of the two quotes.

Pool Entry Light – The light is working again.

Back Flow Preventer – Roger got a referral for a service regarding back flow preventers in the irrigation system. These were already inspected earlier this year.

Outside lights – Rich spoke with the Bank of America about making sure that the outside lights are on for security. The email address that Rich was given to send the Deed Restrictions is no good. The power is off on the home and is only turned on to

run the sprinklers if the grass is turning brown. The MC is sending a letter about the lamppost.

Secretary Report (Mike Colbert)

June is handling the Welcome Committee. Jill has been getting bio sheets out to new owners.

Activities (Jill Killorin) - At the end of October, three flyers will be going out with upcoming activities including a Hero Party, Seasons Greetings and the Dinner Dance. They need to get a count of residents planning to attend the holiday party so as to not lose the deposit.

The library asked about renewing the dates for meetings for next year. Mike made a motion to renew the Board meeting dates at the library on the Second Thursday of the month for May through September. A second was made by Barbara. Motion unanimously passed.

Old Business

Cost of redoing Deed Restriction books - The Board does not have any estimates on the cost to redo the Deed Restriction books, but some items are being put into the new budget to help cover the costs.

New Business

Mike presented the proposed 2010 budget (see attachment 1). The proposal shows an original budget and an alternative budget. Extra has been added into mowing for mulch and fertilizer. We will be looking into getting new bids for the rec area cleaning. Legal fees have been increased to reflect additional cost of the deed restriction changes. Mailbox expenses are expected to drop based on less home sales. Last November the Board set a cap on Reserve funding of \$62,000 maximum in the bank; we currently have over \$50,000 and so are adequately funded. Taxes are expected to be less next year.

An owner questioned if the management fees were only changing from \$13,000 this year to \$11,000 next year, why would the Board change companies. The Board believes that there will also be a difference in the work being done and the cost of that additional work next year.

An owner asked about the breakdown of the reserves proposed to be funded in 2010. The Board says that the Trees/Sod/Shrubs and the Signs Reserves will be funded for the same amount as this year with no other reserve accounts being additionally funded in 2010 outside of interest income. Owners are used to seeing these amounts on the budget. A breakdown will be sent to residents later once the budget is approved. Barbara made a motion to accept the budget as presented by the Budget Committee Chair. A second was made by Sue. Motion unanimously passed.

Barbara made a motion to adjourn the meeting. A second was made by Rich. Motion unanimously passed. Meeting adjourned 3:07pm.

A Special Meeting of the Board is scheduled for October 22, 2009 at 2pm at the Rec Center. The next regular Board meeting is scheduled for November 12, 2009 at 2pm at the Rec Center.

Accepted _____ Date _____