

*Laurel Ridge Community Association, Inc.*  
*Board of Directors Meeting*  
*September 10, 2009*

Meeting was called to order at 2:00pm.

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

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

Barbara made a motion to accept the minutes of the previous Board meeting of August 13, 2009. A second was made by Mike. Motion unanimously passed.

Minutes of the follow up meeting on August 13, 2009 were passed around for the Board members to read.

Treasurer Report (Cathy Brunen)

The financial statements of August 31, 2009 show Assets of \$122,184 of which \$49,738 is in the Operating Fund and \$72,446 is in the Reserve Fund. The financial statements are posted at the pool each month.

We have received the proposed property taxes for the common parcels, and they are pretty close to last year.

A one year CD is renewing tomorrow. Rates are very low right now. Sharon gave us rates for 6 different banks. We also have 2 other CD's that will mature in 2010. Mike made a motion to let the CD roll over at Nature Coast Bank for 12 months at a rate of 1.75%. A second was made by Cathy. Motion unanimously passed.

June resignation of a Board member left an empty spot on the Budget Committee. Currently Mike is chairing the committee, with Barbara as an additional member. Cathy has agreed as Treasurer to join the committee. At the next meeting the Board will discuss the 2010 Budget. This meeting will be held at the Rec. Center.

Federal and State Corporate Tax returns were signed on Tuesday for the year 2008 and copies were given to Cathy.

Web Site (Jack Husler)

There is a new look to the website; it has been widened to get more information on one screen. Information for the Leaf portion of the site must be submitted by the last day of the month. A copy is printed and filed by Volume and Issue each month. If anything is submitted after the first of the month, it can be instantly placed on the notifications page of the website. Obituaries will now appear on the notifications page; phone calls will no longer be made to neighbors. Meeting notices and agendas will also appear on the notifications page. Suggestion was made to print and post this page at the Rec Center.

Deed Restrictions (Bryna Johnson)

Modifications Committee - The Committee is having a problem with lamp post bulbs needing replacement and mailboxes needing to be cleaned. This becomes an issue when houses are for sale or snowbirds are not in the area to take care of the problems. The Committee and other volunteers have been doing these things themselves, but it is getting to be too many. Mike made a motion to allocate \$100 for a fund for use by the Committee and volunteers to buy bulbs and cleaning supplies. A second was made by Barbara. Motion passed unanimously. Bryna will gather volunteers. This project will be re-evaluated in 6 months to see if it is still working.

The Modifications Committee turned over to the Board a home with a Deed Restriction violation that has not complied with the two notices sent to them. A special board meeting will need to be called to discuss the issue.

Deed Restriction Changes Committee - Articles IX and X have been the first target of the committee. Copies were given to all Board members with additions and deletions marked. They request for the Board to read through them and have a meeting to discuss the changes and make suggestions.

Mike made a motion to schedule a special Board meeting on Thursday, September 24, 2009 at 2pm at the Rec Center to discuss the Deed Restrictions changes and the home on Jademoor in violation. A second was made by Sue. Motion unanimously passed. Bryna also passed out samples of how the changes would be presented to the homeowners at the annual meeting for a vote.

Maintenance Report (Richard Vehrs)

Rotors and Sprayers - Barbara received a quote from Jerome for \$2,640 to add a zone of sprayers and add some rotors and to relocate rotors in the common area along Crestline before Hillwood. The quote also includes adding 7 rotors on the Taylor side for \$975. If a new line needs to be run under the road, it will cost an additional \$800; we won't know if that is needed until the work begins. The total bid is \$4415 for all services. Jerome knows our system well and we have used him for years. We have gotten competitive bids in the past and EJ's Sprinklers has been very close to the others. We know that we can rely on Jerome and that he stands behind his work. Mike made a motion to accept the bid from EJ Sprinklers for \$4415 to make the additions and changes to the irrigation system. A second was made by Barbara. Motion unanimously passed. Irrigation Reserve funds will be used for this expenditure.

Pool Deck Recoat - The pool deck was cleaned and recoated yesterday and the pool has been reopened. The charge for the work was \$150 for material only, no charge for labor. Mike made a motion to pay the \$150 charge for the recoating. A second was made by Barbara. Motion unanimously passed.

Mailboxes - Rich is still looking around to find a company that carries the mailboxes that we use. There are about 6-7 complete mailbox units in the shed at this time.

Pool Lights – Rich contacted Progress Energy and they are going to come out and replace the lights that are burned out. They are also getting us a price on putting in a few more lights out by the pool.

Shrubs by pool – Rich has replaced the shrubs by the pool. Jasmine has been ordered to be picked up Saturday for the side of the hill by the parking lot.

Trees – Rich has gotten three estimates for tree trimming. All bids are for the same work. The bids are for \$4,100, \$3,900 and \$8,500. The first two bids are by companies we have used before and have done good work. The third we have not used before. There is approx. \$6000 in reserves that can be used for the trees. Barbara made a motion to accept the quote for \$3,900 for tree trimming. A second was made by Sue. Motion unanimously passed.

Irrigation System Post – A new post has been put in to replace the wobbly post.

Lady's room – The running toilet has been fixed in the lady's room.

Keys – Mike has a couple of pool keys. He took the master key down to get more made, but the copies do not work in all the locks (pool, restroom, telephone). Mike will ask the locksmith to come out to fit the keys correctly.

Barbara asked for master keys for the shed and bulletin board. Joan, Cathy and Roger have keys for the bulletin board. Rich and Cathy have copies of the shed key.

The Board has had a chance to review the minutes for the follow up meeting after the regular meeting on August 13, 2009. Barbara made a motion to accept the follow up minutes for August 13, 2009 with the correction of the date. A second was made by Cathy. Motion unanimously passed.

#### Secretary Report (Mike Colbert)

Jill Killorin has taken over the Welcome Committee. Jill is asking to be reimbursed for the cost of covers for the Deed Restriction books. She has been running off her own copies of books for the directories. A check request form will be given to Cathy. Five bio sheets have been handed out and 3 have been returned. Bryna has given Jill 5 copies of the Deed Restriction books.

Activities will begin October 29 with the annual Welcome Party for the whole community. Desserts will be served; volunteers are asked to bring desserts. In November there will be a get together. The Dinner Dance will be in December. Jill has been putting together the Seasons Greetings on an IMac. The activities will be published on the website and flyers will be put in the mailboxes.

The website is getting about 110-150 hits per month since the Leaf was added.

### Unfinished Business

Cost of redoing Deed Restriction books – nothing new to report at this time.

### New Business

Add trees to pool entrance – The sod is getting beat in the sun. Suggestion was made to set some trees back off the entrance drive to help maintain the sod in that area. This will be added into next year's budget for consideration.

Heaters at the Activity Center – Residents asked if heaters could be purchased for use when activities fall in the winter months. Concern was made on heaters being left on and whether there was enough electrical capacity to run them. The Board decided not to purchase any, but to allow residents to bring their own if they are removed after the activity.

Cost increase in Van's chemicals – Van has informed us that all the costs of the chemicals have gone up and that he has been eating the increases to date. He is currently running about \$227 per month short on the cost. The cost is split \$127.00 for the Villas and \$100 for the common areas. We can pay this increase in cost for the current chemicals or add in pre-emergents, treatment for cinch bugs, and more granular versus liquid applications. Van believes this option will be a more effective treatment for the lawns. The additional cost would be \$496.64 per month of which \$300.38 is for Villas and \$196.26 is for common areas. Barbara made a motion to accept the new proposal with pre-emergents and an increased cost of the applications by \$496.64 per month to try to keep what we have in good shape. A second was made by Mike. Motion unanimously passed. This would not result in an increase in Villa fees for 2009.

It was questioned whether the tree lot on Jademoor is being treated for bugs. There is also a fire ant problem. This should be treated and Van will be asked about this.

L&L Path – Don has been taking care of the area behind the Activity Center. The Board thanked him for his work. The weeds have been getting very bad. We also need grass seed or sod to help prevent erosion. Barbara made a motion to let Don buy weed killer and grass seed or sod to take care of the area and have him be reimbursed by the Association. A second was made by Cathy. Motion unanimously passed.

Clara asked about roach killer for the book exchange. The library has asked that we treat the books before donating them. Barbara made a motion to allow Clara to get what she needs to kill the roaches and receive reimbursement from the Association. A second was made by Mike. Motion unanimously passed.

The Activity Center needs to be cleaned and has many cobwebs. Dawn Wilbur is currently sweeping and cleaning the restrooms. Cathy will meet with Dawn to revise the duties she has and to see if the cost would change at all for her services.

There are boards lying by the garbage cans that are not being taken out. These are old dividers from the book cart. Rich will get rid of them.

Kalli has sold her house and will be moving out of the community. We are looking for a new volunteer to take over for Greenside. Barbara will cover it until we find a replacement. Please see Barbara if you are interested.

At this time (3:20pm) Sharon Vetter from Joseph Community Management, LLC was asked to leave the meeting.

A Special Meeting of the Board is scheduled for September 24, 2009 at 2pm at the Rec Center. The next regular Board meeting is scheduled for October 8, 2009 at 2pm at the Rec Center.

Accepted \_\_\_\_\_ Date \_\_\_\_\_