

LAUREL RIDGE COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
JANUARY 14, 2010
2 P.M. 2541 N RESTON TERRACE, HERNANDO

The meeting was brought to order at 2 P.M. and a quorum was established.

Those present were Roger Williams (P), Barbara Lange (VP), Cathy Brunen (T), Mike Colbert (S), Rich Vehrs, Sue Misamore, Diane Evans (VSC) and members of the association.

Minutes:

November 12, 2009 minutes: **Motion by Rich Vehrs to approve the minutes from the November 12, 2009 meeting, second by Barb Lange, all in favor. MOTION PASSED.**

December 10, 2009 minutes: **Motion by Barb Lange to approve the minutes from the December 10, 2009 meeting, seconded by Mike Colbert, all in favor. MOTION PASSED.**

Treasurers' Report Cathy Brunen:

Operating account \$90,172.52, Replacement fund \$67,995.55, total of \$158,168.07 as of December 31, 2009. Other Current Assets \$6,033.43. Total Assets \$164,401.50. **Motion by Mike Colbert to accept the Treasurer's Report for the month of December 2009, seconded by Sue Misamore, all in favor. Motion passed.**

Web Site Jack Husler:

Jack will enter the December Financials on the Web Site.

Deed Restrictions Sue Misamore:

Bryan Johnson reported that Jim Enberg has resigned from the Modification Committee and John Telatnik will replace him on the committee.

Motion to accept John Telatnik as a member on the Modification Committee by Mike Colbert, seconded by Barb Lange, all in favor. MOTION PASSED.

Retaining wall at 215 W Clifton Place will be painted sometime in March when the weather permits. It is the Modification Committees suggestion to the Board that the wall be finished with stucco before it is painted at the expense of the Association because this was not caught by the NCC upon completion of the home 3 year earlier. **Motion by Mike Colbert to get 3 bids on having the wall finished with stucco at the Association's expense before the wall is painted by the owner, seconded by Barb Lange, all in favor. MOTION PASSED.**

ACTION: Call and send a letter to Mr. Smith informing him of the Boards decision. Include in the letter an area for Mr. Smith giving permission to the Association to enter the property to stucco the wall before it is painted.

Deed Review:

Bryna Johnson gave a short review of the progress on the document revisions. It is the committee's recommendation to have Attorney Denise Lyn finish the revisions of the documents. Denise has 5 hours into the project and feels that there is approximately 5 to 6 hours left in finishing the revisions. **Motion by Mike Colbert to spend up to another \$1000.00 to complete the revisions of the documents by attorney Denise Lyn, seconded by Barb Lange, all in favor. MOTION PASSED.**

Motion by Barb Lange to have Diane Evans, LCAM contact the attorney Denise Lyn to see if it is possible to break off Articles 9 and 10 and vote on them separately from the rest of the document, seconded by Mike Colbert, all in favor. MOTION PASSED.

ACTION: Ask Denise Lyn in the voting process can the Association break off Articles 9 and 10 from the rest of the document and vote on those separately.

It was discussed if a Special Meeting would have to be call in the first week of February to review the results from the attorney. **Motion by Mike Colbert to schedule a Special Meeting of the Board of Directors on February 4, 2010 at 2 PM at the Cabana Pool location, seconded by Barb Lange, all in favor. MOTION PASSED.**

Maintenance Rich Vehrs:

The pear trees will be evaluated in the spring when they are not dormant.

Communication Committee:

Sue Hare representing the Welcoming Committee reported the committee is being reorganized and Carol Turnquest will sit on the committee. However, they are still looking for a chairperson to head the committee. "The Leaf" publication will be printed by a new printing company Excel Printing. The Pasta Fest has been changed from February 12th to the 16th.

ALL MEMBERS: Please check the calendar to see if there are any other events scheduled before you make any reservations for the room. Please contact Mike Colbert.

Secretary Report Mike Colbert:

Nothing to report

Old Business:

The contract bid was discussed taking in consideration if the Cabana should be cleaned every other week. **Motion to clean the Cabana every other week by Mike Colbert, seconded by Sue Misamore, all in favor. MOTION PASSED.**

Barb Lange presented a Maintenance Agreement from the contractor Enlightened Designs Inc. in the amount of \$300.00 + materials to maintain the new lights in the spring and fall that have been newly installed at the pool area. **Motion by Barb Lange to hire Enlightened Designs Inc. to maintain the new lights in the amount of \$300 + parts for I year, seconded by Mike Colbert, in favor Sue Misamore, Cathy Brunen, Barb Lange, Mike Colbert, opposed Rich Vehrs. MOTION PASSED**
(Contract on file)

The Hedges have been removed by Van's.

Storm Drains: Citrus County will not clean the drains. The Association will have to seek other avenues to get them cleaned. Mike said that the MSBU will contribute \$500.00 towards the project, but the contractor will have to carry a 1 million dollar policy. There are 46 drains in the Association.

Nominating Committee Report:

As of January 14, 2010 there are 4 candidates seeking positions on the Board of Directors. The Committee contacted 14 people to see if they would be interested in running. The candidates are: Roger Williams, Clara Osterhoudt, Ralph Croft, and Bob Lytle.

New Business:

EJ Sprinklers submitted their contract for the Fiscal Year 2010, in the amount of \$4,600.00 to service the Common Area, Hillwood and Greenside. **Motion by Mike not to pay for the Common Area inspections, only for Hillwood and Greensides, seconded by Sue Misamore, in favor Mike Colbert, Sue Misamore, and Cathy Brunen, opposed Barb Lange and Rich Vehrs. MOTION PASSED.**

Motion by Sue Misamore to pay in full EJ Sprinklers in the amount of \$3400.00 to do inspections in Hillwood, and Greenside for the Fiscal Year 2010, seconded by Barb Lange, all in favor. MOTION PASSED.

Annual Meeting:

Alice Champagne will be heading up the Election Committee and is looking for volunteers to help in the counting of the ballots. **Motion by Sue Misamore to pay the \$100.00 deposit to reserve the Beverly Hills Recreational Bldg for the Annual Meeting, seconded by Barb Lange, all in favor. MOTION PASSED.**

Irrigation in the villa area:

Motion by Mike Colbert to give Barb Lange a budget of \$1,000.00 a month to spend on irrigation and sod issues in Hillwood and Greenside as needed, seconded by Cathy Brunen, in favor Mike Colbert, Cathy Brunen, Barb Lange, and Sue Misamore, opposed Rich Vehrs. MOTION PASSED.

VSC:

The assessments were due on January 1, 2010 and are late if not received by the end of the business day January 15, 2010. **Motion by Mike Colbert to have VSC attach a \$25.00 late fee plus interest to all over due accounts as it states in the documents after January 15, 2010, seconded by Sue Misamore, all in favor. MOTION PASSED.**

Motion to adjourn by Rich Vehrs, seconded by Barb Lange, all in favor. Motion passed.

Meeting adjourned at 4:15 P.M.

Respectfully Submitted by
Diane Evans, LCAM for
Mike Colbert, Secretary Laurel Ridge Community Association