

LAUREL RIDGE COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS MEETING  
2 P.M. 2541 N RESTON TERRACE, HERNANDO  
BOARD OF DIRECTORS MEETING July 8, 2010

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

Those present were: Barbara Lange (P), Bob Lytle (VP), Clara Osterhoudt (S), Sue Misamore, Richard Vehrs, also in attendance was Diane Evans (VSC) and several members of the association. Cathy Brunen (T) absent.

**MINUTES:**

June 10, 2010 minutes: **Motion by Clara Osterhoudt to waive the reading of the minutes, seconded by Bob Lytle, all in favor. MOTION PASSED.**

**TREASURER'S REPORT – given by Barbara Lange:**

Checking and Savings \$65,430.49 Restricted Funds \$ 76,300.43 Current Assets of \$142,530.92, Current Assets: \$5,599.11, Utility Deposit: \$200.00, total monies: \$148,330.03.

**Motion by Clara Osterhoudt to file for audit the Treasurer's Report as read, seconded by Bob Lytle, all in favor. MOTION PASSED.**

**WEB SITE: Jack Husler**

There were 239 viewers on the site this past month.

**DEED RESTRICTION/MODIFICATION - Sue Misamore:**

John Palmer reported that there were two (2) drive arounds this past month with mailbox issues, 28 notices were given out. On June 28<sup>th</sup> Bryna and John did a three (3) hour drive around, 80 violations were observed. The violations will be reviewed by the committee. Pressure washing and excessive vegetation around the property has been added to the existing violation form, which is placed in the mailboxes.

Bryna Johnson: There have been 60 Deed Restrictions booklets handed out so far and this will be done again in the fall when many of the owners return. The total cost from the beginning of the Deed Restriction review process through the final printing for the residents was a total cost of \$5016.62. (Breakdown: Attorney \$3940.00, 325 Deed Restriction Booklets \$165.22, all other Excel Printing \$911.40.)

**MAINTENANCE - Rich Vehrs:**

Barb Lange: Re Pear Trees: Management contacted three (3) arborists to look at the Oriental Pear trees that are in distress near the pool. We are waiting for return calls from the arborist to schedule appointments to look at the trees. Rich will complete the painting inside of the Recreation Center next week. Walter Norton offered to construct bookshelves for us.

Back Flow Valves have been fixed according to Plumbing Unlimited the reports and the bill will be in the mail in the next few days.

The empty lot issues have been reconciled; we have 25 empty lots that are to be mowed.

The problem with mold on the mailboxes was discussed and it was determined that a bleach solution will remove the mold.

**COMMUNICATIONS: Sue Hare**

Sue Hare: We have received two (2) new ads for the Leaf. The Welcome Committee will visit new residents that have moved into Laurel Ridge. New directories have been made. If you are missing inserts from the June Leaf, there should be 3, please let Sue Hare know.

### **SECRETARY'S REPORT Clara Osterhoudt:**

When the owners are using the recreational facility they need to bring their own garbage bags. Contact BonBon and ask them to put garbage bags in the containers and if they would fill the paper towel dispenser, and place toilet paper in the bathrooms. **Action: Management please set up a meeting with BonBon.**

### **OLD BUSINESS:**

Have BonBon check the Palm tree in the rear of the recreational center it appears that this one was missed during the trimming process.

ACH Transactions: ACH authorization forms for Nature Coast Bank are available for the annual or quarterly payments for those who are interested to sign up for the program. Contact management if you are interested.

The status on the automatic chlorine feeder still has not been confirmed if the state is requiring the new system to be installed at this time for pools.

If you lose your pool key, it will cost \$10.00 to replace it. Keys may be obtained by calling Sue Hare.

### **MANAGER'S REPORT Diane Evans, LCAM**

An oral and written report was presented. The written report will be attached to the minutes. Letters have been sent to residents regarding the condition of their lawns. Bids were sent to four (4) landscaping companies requesting bids for the next fiscal year. Citrus County Realtors were notified of the changes to the Deed Restrictions and that they can view them on line, or pick up a copy at the Reston Terrace office.

Sod Replacement: There were two companies that were close in their price and square foot coverage. They were Connally at 4276 sq \$2437.00 and J&J Sod at 3800sq \$2300.00. The Board went into discussion regarding the price and what type of sod to be laid.

**MOTION by Rich Vehrs to have J&J Landscape install Classic St Augustine Sod in Hillwood in the amount of \$761.00, seconded by Bob Lytle, all in favor. MOTION PASSED.**

**Motion by Sue Misamore to have J&J Landscape install Classic St Augustine Sod in Greenside in the amount of \$800.00, seconded by Rich Vehrs, all in favor. MOTION PASSED.**

**Motion by Bob Lytle to have J&J Landscape install Bahia sod at the entrance of the Recreation Center in the amount of \$1500.00, seconded by Rich Vehrs, all in favor. MOTION PASSED.**

**Motion by Rich Vehrs to have J&J Landscape lay Classis St Augustine sod at the corner of Hollow Ridge and Crestline, and the entrance at Forest Ridge Blvd. on the right hand side in the amount of \$3,200.00, seconded by Bob Lytle, all in favor. MOTION PASSED.**

Rich Vehrs will mow the Spade property. Management will write a letter to the bank to see if they will mow the lawn in the future until the home is sold.

Status on the hill on Jademoor: Received a bid on laying Bahia from J&J in the amount of \$1000.00. We do not have \$1000. in the current budget for this sod.

**Motion by Bob Lytle: If the Board can find \$1000.00 in the budget, the Board will install Bahia grass on the hill; with the understanding that the residents water the new sod to get it established, seconded by Rich Vehrs, all in favor. MOTION PASSED.**

### **NEW BUSINESS:**

A Maintenance Committee has been formed for the villa areas, the members are as follows: Barb Lange, Bob Lytle, Bryna Johnson, Dave Champagne, and Fred Gruen.

Walt Norton will be the new head of the New Construction Committee. George Plotts and Frank DeMaria are also members of that committee.

A request by Barbara Kutschbach asking to have the late fee and interest in the amount of \$39.40 removed from her bill. Due to the passing of her husband, the bill had been misplaced and not paid.

Rich Vehrs made a motion to waive the \$39.40, which includes the late fee and interest from her bill, seconded by Sue Misamore, all in favor. MOTION PASSED.

**Motion to adjourn by Rich Vehrs, seconded by Sue Misamore, all in favor. Motion passed.**

Meeting adjourned at 4:10 P.M.

Respectfully Submitted by

Diane Evans, LCAM for

Laurel Ridge Community Association

---

Clara Osterhoudt, Secretary

---

Date