

LAUREL PARK HOMEOWNERS ASSOCIATION, INC.  
**BOARD MEETING AGENDA**

Nov. 13, 2009

1. MEETING CALL TO ORDER: 7:05 PM

Recognition of City of Concord Fire Department Representative: (could not attend)

2. Recognition of City of Concord Police Department Representative: Officer Marty Ritchie: nothing to report

3. Recognition of Homeowners with questions and concerns: none. Budget: Harriett reported budget is ok as of Oct. 31; HOA is under budget by \$1,000+, even though pool went and landscaping went over, Clubhouse furnishing and supplies money is offsetting. Social Committee still has almost \$3000 to spend. Even with all that in mind, we are still in range of breaking even. (We built in \$10,000+ reserve money but \$8,000+ dues still unpaid.) Clubhouse expenses were reviewed; budgeted to paint past two years, plus replace flooring but have not spent (altogether \$4900 budgeted for Clubhouse this year). We planted trees that we will be charged for, and re Lansing Park still waiting to see whether grant comes through. Scott Wauters went to the meeting and reported there's a maximum of \$2000, and that you must complete the project to get the grant money. Tennis courts and play area estimated to cost \$15,000. Estimate \$6000, total \$1,700 for landscape budget – but will be very tight. This year we will use the Clubhouse money in the Clubhouse. Al Servicky to assess and report back to Board what needs to be done: interior painting, resurface inside floor. This year, finishing Lansing Park, resurfacing tennis courts, and painting Clubhouse are musts. Also, there's rust appearing where water sprayed up front – this was not budgeted. Scott says water level is not right, estimates about \$3,000 to fix.

Landscaping materials estimated to be about \$9000 (Spring and Fall flowers, trees). Landscape Committee to submit all expenses as line items. The well is close to being ready to test, will run sprinklers for 30 days and see results. If it works HOA will continue same as next year. Estimate for tennis courts \$7500-\$8000, which is budgeted in amenities. Spent \$15,000, \$7,000 left for playground equipment, city should repay \$2,000; HOA confident LP will get grant. (Must show a canceled check to get the grant repaid. Wells in neighborhood varies per depth whether we have rust or not.)

4. COMMITTEE REPORTS:

- SOCIAL COMMITTEE (Harriet Pinion, Board Contact) -- Turkey Trot in Nov., Progressive Holiday Dinner planned for Dec. Budget has \$1,527.00 remaining. Sponsors welcome. Christmas party to be planned. Holiday lighting contest to be held, judging and awarding of two houses. Garden Club will not be able to decorate the front entrance this year, we will have to pay or get volunteers. Consider redoing the decorations? There's \$40 left over from Oktoberfest, which we agreed to give to Christmas Decorating Committee. Would Social Committee assume responsibility? for decorating? Are plugs on both sides of monuments? Lights would be nice. Garden Club suggested doing just 2 wreaths.

- ARCHITECTURAL CONTROL COMMITTEE (Todd Carte, Board Contact) - Manny San Jose not here. No changes. Requests for a few retaining walls; one denied. Todd Carte said garage issue still unresolved. New builds will not be allowed, older ones may be grandfathered. Resident seeking shake color will be referred to Architectural Committee.

- CLUBHOUSE - (Scott Wauters, Board Contact) – Rentals ok, every weekend rented in Dec. Clubhouse will be painted beginning of year. (Al Servicky could not attend, Chrissy Hayes relayed message there was nothing to report.)

- NEIGHBORHOOD WATCH - (Scott Wauters, Board Contact) Laurie Buckelew reported there were no issues, Dome on trash can broken. Moisture getting in Gazebo lights, landscaper was to come fix. Herman Mgmt will follow up.

- LONG RANGE PLANNING - Jim Radlein could not attend.

- LANDSCAPE COMMITTEE -- Jerry Oliver, Board Contact) Ted Cisine reported coyotes getting into trash, bothering dogs. Account Manager from new landscaping company – AATek – available for questions. Company is locally owned and operated, owned by two brothers, started 29 years ago...run 10-15 maintenance trucks in high season, full-service. Call with any questions. Are we turning off irrigation in Ryan development for winterization? Should start in about 2 weeks. Meeting at well to be set. Lantana to be trimmed. AATek will keep eye on Bermuda vs. Fescue -- touch up as needed. Plan to trim back bushes and front landscaping by holidays. Left business cards for anyone interested in learning more. Ted Cisine expressed concern reputation might be damaged by HOA's stopping of payment to previous landscaper (Niblock rep had promised to seed and straw but did not do. Also, miscommunication with Woodlands who was asked to dig hole, then halted because it was a danger; left flags around hole until another landscaper corrected. Going forward, Treasurer's approval or disapproval will include an explanation and note will be sent to those concerned. Meetings have not been held regularly, will consider adding regular meetings. Landscape committee will walk property with Ted to assess. LP's dead trees (2 maples, 2 hollies, curved monuments purple plum tree and 1 crepe myrtle) will be part of price comparison.

- POOL COMMITTEE Scott Wauters -- pool closed for season.

6. REVIEW AND ACCEPTANCE OF OCTOBER MINUTES: approved by email.

7. TREASURER'S FINANCIAL REPORT -

8. ADJOURNMENT OF GENERAL HOMEOWNER MEMBERSHIP at 8:05 PM.

### **EXECUTIVE SESSION AGENDA**

1. OLD OR UNFINISHED BUSINESS:

- Pleased with what was done to resolve storm water issue. (We paid for attorney.) Few trees appear to be at risk. Ditch will need to be cleared at least once a year. Eliminated the grate, put cover over catch basin.

- Back Entrance Well – sent to insurance company for coverage.

-Board member apps – none received; deadline was Nov. 20 for nominations.

Clubhouse has been reserved for the Annual POA meeting, Dec. 8 at 7 p.m.