

LAUREL PARK HOMEOWNERS ASSOCIATION, INC.
BOARD MEETING AGENDA
Dec. 8, 2009

1. MEETING CALL TO ORDER: 7:00 PM

Treasurer's Report – no issues. 2010 Budget submitted, homeowners raised no comments.

Herman Mgmt discussed nomination requests and fact there were none. HOA Board in Jan. will be at will to appoint Board Members they feel will be helpful and an asset to the community. These will be 3-year terms. Suggestion made to appoint Board members if no nominations are submitted. Laurel Park by-laws provide for a Board of 7. Discussion regarding the need for representation from each section of Laurel Park. Recommendation is for each Board member to have some Laurel Park HOA experience before assuming all the reigns. Commitment time per month is approx. 1.5 hours. Further discussion about need to get more homeowners involved because so many Board members' terms are either expiring now or expiring soon. Resident mentioned current members on the ARC Committee may be interested. Another resident suggested some people may be intimidated by notion of being on a Board, others suggested that liability may hinder interest. Suggestion made to add explanation to newsletter – Herman Mgmt. to consider.

2. Recognition of City of Concord Police Department Representative: Officer Marty Ritchie – Message to all LP homeowners: 'Get items out of view, lock cars. Larceny reported from a house where flooring was being redone; culprit caught. Other homeowner had items stolen. Regarding neighborhood speed limits, he suggests residents obey whatever speed is posted – may be 25 or 35 mpg. Update at back entrance suspicious activity: Nothing reported to police.

3. Ratify 2010 Budget. All in favor. Approved.

4. COMMITTEE REPORTS:

SOCIAL COMMITTEE (Harriet Pinion, Board Contact): Recent "Gold" party well attended. Santa arrives Dec. 10. Holiday lights contest Dec. 17- 18, gift cert and banners to be awarded to two families. Family version of holiday caroling on Dec. 22. Progressive dinner moved to Feb. XX?

ARC COMMITTEE (Todd Carte, Board Contact); no report from Manny San Jose. Shed garages already built can remain; however, it must comply with in siding, foundation, etc. If unapproved it can be removed. Pools don't have to be approved. Homeowner asked about new cedar shake going up in Cobblestone – has anyone looked at it? Niblock built a 2-car detached garage and HOA could not take action. Original covenants can be changed by builder at time of building. Resident reported house by pond has new artificial cedar shake and feels it looks fine. Board Member suggested Cobblestone band together and make a recommendation re using synthetic or natural -- homeowners disagree. Well house and other common buildings with cedar shake are weathering – decision re type of cedar TBD. Discussion whether homeowners whose homes are in need of pressure washing should receive a letter, Board felt that would be overstepping Board's bounds and covenants. Resident offered to investigate cost

for pressure washing and posting in Jan. newsletter.

CLUBHOUSE COMMITTEE (Scott Wauters, Board Contact): Everything's working, normal bulb replacement. Renters have been quiet, approx. 3-4 renters per month, down from last year. Committee member offered to investigate cost of reflooring. Also to get painting estimate. Issue affecting Laurel Park residents is that some homeowners block multiple weekends for rentals but do not confirm or pay fee. This year, several Christmas parties were turned away because of false blocking. Recommendation made to add a 30-day notice or drop fee. Demand for clubhouse is year-round. Currently operate a 7- day cancellation policy if unpaid. Kid water fountain won't shut off.

LANDSCAPE COMMITTEE: Changed landscaper mid-year, new contractor doing better than previous landscape company. Grass doing well. Lighting at front entrance is good. Completed Lansing Park playground. Niblock came back in to make certain corrections and they are complete.

LONG RANGE PLANNING COMMITTEE: No funding, no plans.

NEIGHBORHOOD WATCH COMMITTEE (Scott Wauters, Board Contact, Laurie Buckelew) This year, LP formed a Watch committee, created email distro list, kept homeowners informed of issues. Biggest issue was paintball problem over the summer. Homeowner reported that neighborhood teenagers were caught and the police were involved.

POOL COMMITTEE (Scott Wauters): Currently closed, was a good season. Bad smell reported may be coming from treatment center. Drains are not the problem. Suggestion made to clean the filters. Estimate to go to Scott. Rules to be amended. Resident suggested adding a smoking table/bench area -- not likely to be approved, but noted.

Resident inquired about pet waste stations and noted fact there are no stations where the 'nice' houses are. Requested to have new station added when those houses are built. Landscape Committee will address.

5. REVIEW AND ACCEPTANCE OF NOVEMBER MINUTES: approved by email.
6. ADJOURNMENT OF ANNUAL GENERAL HOMEOWNER MEMBERSHIP at 8:05 PM.