

LAUREL PARK HOMEOWNERS ASSOCIATION, INC.
Board Meeting Agenda
Oct. 12, 2010

Meeting Called to Order at 7:03pm

Recognition of City of Concord Fire Department Representative: Keith Fitch -- No issues

Recognition of City of Concord Police Department Representative: Officer Marty Ritchie --

Lex Patterson appeared for Joe Wilson, City of Concord, regarding request for speed limit signs. Must speed limit signs be posted on each street in order to be enforceable? Blanket sign posted for neighborhood, per city attorney, should be enforceable. Signs must have 7' clearance to be visible. Emphasize need to obey speed limit in monthly LP newsletter. Board informal vote to have speed limits posted on several streets in LP.

Regarding the 'No Solicitation' signs discussed, items under \$5 are exempt with license or permit shown/worn; otherwise, each homeowner must post a 3"x5" card by their door stating 'No solicitors invited.'

Recognition of Homeowners with Questions and Concerns: Homeowner/resident said there are 23 lots previously owned by Niblock now to be built by Ryan Homes. Per legal opinion rendered for Herman Mgmt., the original developers have a lot of latitude and not subject to HOA's ARC Committee. Both Ryan and Niblock have built in LP and have a stake in what is built. Homeowner contacted Niblock to discuss (not yet with Ryan) and volunteered to serve as liaison between the builders and the HOA. Homeowner suggested we invite Ryan to November HOA mtg. share their plans and gain feedback.

Committee Reports

Social Committee: Romell Johnson not present (Harriett Pinion, Board Contact) reported that Ocktoberfest scheduled.

ARC: Marty Albrecht not present (Todd Carte, Board Contact), reported that self policing ongoing and encouraged.

Clubhouse: Al Servicky not present (Scott Wauters Board Contact) – reported no issues.

Neighborhood Watch: Laurie Buckelew, Oct. 18 self-defense class scheduled for LP at Clubhouse, 6-7 pm.

Long-range Planning: Jim Radlein reported that water filtration and pumping system was studied and determined to be inferior, fit for residential use only. Proposal submitted by Tex-Lawn would reduce amount of chlorine in water used for irrigation and reduce amount of iron staining throughout LP.

Landscape: Ted Cisine (Jerry Oliver, Board Contact) reported irrigation now working. Fall flowers being planted this week. Pine needle issue discussed, had previously agreed LP would receive 2 applications of pine needles but reallocated budget. Committee decided to use funds from 2nd application for replacing dead trees in neighborhood. Committee to solicit bids for replacing pine needles with mulch.

Pool: Scott Wauters not present, pool closed.

Review and acceptance of Sept. minutes: were approved by email and submitted to webmaster for website posting.

Treasurer's financial report: Approx. \$1400 over budget, will self-correct. All 2011 budgets due to Harriett Pinion by Oct. 15. Will be submitted to LP at Nov. HOA meeting; (must be mailed out 2 weeks prior to Nov. meeting), **Oct. 26 budgets due to be mailed to all residents.**

General Meeting Adjourned at 8:30 PM.

Closed Session

Old or Unfinished Business

- Delinquency Action Plan – status: filing lawsuits against unpaid HOA dues \$500 and over.
- Police curfew – signs will be installed by Oct. 22; locations tbd, per Herman Mgmt.
- 2011 Budget Review – line items under review
- Set date for the Annual Board Meeting: Dec. 7.
- Pine needles Dec. 1 (pay in Jan. '11) committee's concern is that we will shortchange aesthetics next spring. Estimate for 1500 bales received: \$8000.

2. New Business

Board and Committee nominees – discussed need to increase homeowner participation; some few homeowners volunteer while majority of 500+ homeowners do not participate.

Newsletter budget – discussed.

Meeting adjourned at 9:00 p.m.