

Laurel Park Board of Directors Meeting
Monday, 11/14/2005 - Meeting started at 11:37 AM.

In Attendance:

Bob Brooks – President
Ken Henderson – Treasurer
Jennifer Beresh – Secretary
William Niblock – Assistant Vice President
Scott Wauters – Pool Committee Chair
Rhee Nelson – Social Committee
Christina Evers, Kevin Herman, Kris Milstead with Herman Management
Keith Fitch – Battalion Chief with City of Concord
Cherie Collins – Coordinating Planner with City of Concord
H. Allen Scott – Environmental Services Directory with City of Concord

1. City of Concord

- a. We were awarded the grant, but asked Cherie on the amount because they only gave us \$1,000 instead of \$2,000. Cherie stated that the grant review committee originally recommended that Laurel Park not receive any of the grant money. But after further review it was decided that it would reward \$1,000.
- b. Discuss the quotes for the sign toppers offered by the city
Sign toppers are \$37.00 each for recognized neighborhoods. The city covers the \$60.00 to put up the sign. We can select how many and where to place them. Question brought up as to whether they should be at every intersection or just the main ones. William suggested starting with 10 or 12 and put them at the main intersections. Ken motioned to purchase 10 signs of the example #2 (with the Laurel Park Logo at the top) then Jennifer 2nd, so it passed. William said that he will get the logo to the city in a .jpg format.
- c. City Christmas Parade –
Cherie stated that a representative from Laurel Park can ride in the Christmas parade. Just let her know and have the person wear a red shirt or sweater. Rhee stated that she will talk to the social committee about this.
- d. Right of way trees –
Cherie stated that Margaret Pierson, the street coordinator, is looking into this. They are discussing who should be responsible for maintaining these trees. Currently the HOA is responsible because it would be a great cost to the city. But is it legal for the HOA to be responsible? The city is looking at how to address the issue. Also, trees that block street signs and need to be cut back is also being addressed with this.

2. Development Update

William gave this update. Grading of all new sections has been done since there was more moving of dirt that needed to be done. Not all will be paved, though. Phase 4 patio homes plans are to begin next month having the new road from Cobblestone to Old Speedway done. Plans are to still have construction vehicles blocked from going through the current Cobblestone section into the new section. There are to be 40 patio homes recorded this year. The other side of Speedway is likely not to begin until late spring or early summer. There will be additional turning lanes at poplar tent that they are going to try to get in by summertime.

Clubhouse – drywall is to begin next week and the stoning of the chimney will begin soon. It is likely to be done by Christmas, but hold off having any Christmas parties there. Landscaping will begin after thanksgiving. Niblock is ordering furniture for 100 people (table and chairs) then couch and chairs around

fireplace and rocking chairs for the porch. They are spending around ½ million for the pool and clubhouse. Homeowners have asked if a deck can be added. That is not something that Niblock will be doing, but the HOA can look into it at some point. There will be a sidewalk to tie in parking. The pool will be completed around the same time as the building.

Current Pool – The old pool has been drained. The old pool builder is out of business and now lives in Florida. The current pool builder has looked at the old pool. William does not feel that Niblock would be responsible for resurfacing the pool. What is likely happening is that people are cutting their feet where lane and plaster meet. Niblock will be willing to pay to have the pool cleaned and fix hazards and work on some other areas. It could last years without needing to be completely re-plastered. It would be approximately \$25,000 to be re-plastered. Niblock will have lanes re-grouted as well. This all can be done when the new pool builder is working on new pool. William believes that this will solve the problems with the old pool. About \$6,000 to do what Niblock is recommending. It has been about \$15,000 over the life of the current pool that Niblock has spent to fix issues.

Bob stated that we promised homeowners that the pool will be fixed for next season. So will this fix the issues? A reserve would need to be build up before the pool would be able to have a complete re-do. Coloring and grinding will also be done on the current pool. It was agreed that what William is proposing will be acceptable to fix these issues.

Pool furniture – The pool committee found commercial grade pool furniture from a Florida company that is at reasonable price. Have Jen Bachner call William about the pool furniture contribution.

Ongoing issue with the irrigation system – Don Bradford stated that everything is tied in where the irrigation is pumping from the well rather than the pond. The next day there was an electrical issue, possibly the pump went out or the breaker is tripping. It would get fixed and then 2 days later, it would go down. Hopefully it will be corrected this week. William suggests having one person who knows the system stay with it. It is complicated and large. William stills needs to contact Don about a layout of the irrigation system. We are trying to build consistency with a landscaping company.

William would like to meet in December to go over the clubhouse. Two people have already contacted Herman Management about reserving the clubhouse in January. It was decided to have the people closest to it maintain scheduling. Ground rules need to be set. William will get with Kris at Herman Mgt after Thanksgiving to set up a time to meet about this. William would let the pool contractor do his thing something over the next 3 weeks. William will contact Scott W. to see about coordinating time so he can be there when the pools are being done.

3. Charlie District Officers

Officer Ferguson and Officer Karen Richter stopped to see if there were any issues that they needed to be aware of. They asked that we let the Charlie District coordinator know when our meetings are. We mentioned issues with speeding and stopping with officers and mentioned the neighborhood watch.

Board meetings for next year – A portion of the meeting needs to be opened up to the residents. It is a good idea to set time limits on how long residents can speak. Meetings will be held on the third Monday of the first month of the quarter at 11:30 AM. Therefore 2006 meetings will be held on January 16, April 17, July 17, and October 16.

4. Storm Sewer Fees

H. Allen Scott with the City of Concord talked about the effects of what we do to contaminate runoff into storm drains. He also had brochures and a PowerPoint handout. We are under phase 2 permitting contract. They had to submit permit application. The permit became effective July 1st 2005. A map of storm water system is a requirement, which Concord did not have. The city needs to take into consideration of treating runoff before it gets into the streams. It will cost \$3.6 million a year to fund the storm water treatment

system. When looking into how to fund this they suggested a storm water fee. The average home area is 3,120 sq feet, determined from a sample of 500 homes (house, driveway, and patio). The top 10% and bottom 10% would have an adjusted fee. \$2.58 per month, \$4.30 per month (for average house), and \$7.74 per month would be the fees. Then other buildings would use another calculation to determine the impervious area. This would be used for the pool, clubhouse, and parking lots. The additional fee will be on the electric bill starting January 2006. There is additional information on the city's website under "Let's Make It Clear".

5. Request by Scott Wauters to look at selling him a tidbit of land behind his house to square up his lot for a pool Kevin with Herman Management stated that it would be a legal issue and the association's attorney needs to look into this.
6. "Lending Closet" request by Phil Bremser
The resident moved from the north and now lives in Ryan section. They had this where he previously lived. The HOA had a place to store stuff that residents might need but wouldn't want to typically buy. After discussion, the request was declined.
7. Approve the quote from Scott Greeson on various landscape issues below:
 - a. Tree Rings – There are approx. 59-60 trees in the common areas along entrance, pond, guard rails on Georgetown and pool area that would need to be redone. This cost will be \$1985.00. This includes cutting out again, pine needles, reseeding, and adding soil.
Re-do rings so there is grass between tree and curb. (Includes cobblestone, Laurel View, and around pond.) All were in favor of tree rings.
 - b. Quote to add plants to the hill/slope at the left of the pool building because it is very bare since some foliage and trees have died or been removed over the past few years. The type of plant is a cotoneaster and this will spread over time and fill in all of the bare areas. It is a typical plant for slopes and hills. This cost will be \$440.00 for 24 of these plants.
Rhee can get with Scott G. to go over plants to make sure they can handle the spot they are planted. Kathy Young with Herman Mgt can help decide on which plants. It was approval for Scott to do this if Mr. Christy is not going to do this as part of the clubhouse and new pool landscaping.
 - c. The cost to plant bulbs to bloom in the spring for all of the flower beds will cost \$885.00.
What areas will they be planted in. Kris will contact Scott G. to get further clarification on how many bulbs and where.
 - d. Pine needles have been applied
 - e. Lastly, Scott had to incorporate a couple of areas into the contract for next year. Bush hogging will be done once a month in the area behind Keystone and Georgetown. Regular equipment can not be used in this area because of the grade quality of this area. It is very rugged because it was never graded. Otherwise, he did not increase his contract price for any of the other areas. The contract price will go up from \$1812.00 to \$1975.00 per month because of the additional areas only.
This will be fine. The only issues that was mentioned to Woodlands is for them to do a deeper edging cut. Bob has communicated on this. Kris will mention this again to Scott G. when she calls.

Kris will be the main contact – call at office number (664-2364) or send an email.

8. New Clubhouse: It would be nice to be able to have TV for sports night, children's movie night, etc. Maybe have a burglar alarm.
 - Who will manage the use

Have the pool committee be responsible for physical building, then have the social committee responsible for scheduling.

- What will be charged for its private use
Another community charges \$50.00 for homeowner function. They have a cleaning service to come in and clean (once a month). Scott W. suggested to charge by the person? Have a security deposit. Does it make sense to have both social and pool committees get together to set the ground rules? Yes.
- What insurance is needed
Herman management will discuss coverage with insurance company.
- Will alcohol be permitted
Have all functions be BYOB

We will need to know what the occupancy number is. That would be a question for Keith. They cannot give occupancy until drywall is up. Also a list of what will have to be bought for the clubhouse is needed. A request form to reserve the club house will be needed.

Herman Management has a website where all forms can be placed – <http://www.hermanmgmt.com>. This way, residents can get forms from here including the clubhouse reservation and the architectural review request.

9. The fence around the pool trashcan
Trash can is only for when the pool is being used. The pool committee will lock it going forward. Bob recommend putting a clasp at the top so the doors will not hang.
10. Cobblestone's budget – can Byrd's put down the fall pine needles
He bills after the month according to Herman Mgt Accounting, but will ask how Byrd's bills. So, it depends on how billing is done as to whether there is enough to cover pine needles this year.
11. Update on park/natural area in the Ryan section.
Maybe a playground and a park area? Mark H. is to get recommendation from homeowners in that area. For now, let it sit and see what homeowner's come up with. We have the funds to do things within reason. Bermuda grass will be planted in this common area since area is not irrigated – already approved.
12. Direction for Landscape Committee regarding maintenance contracts, pond, geese, etc.
Maintenance contract – go ahead. Pond treatments can be changed since irrigation is not run from the pond any more. Kris will get with Christina to see where this stands and change so that the treatment is more aggressive. With the geese – boarder collies – have landscape committee meet and come up with a proposal.
13. Direction for the Social Committee
Printed budget proposal was submitted by Rhee. Recommended to scrap the web site from the social committee since it is something that should be more centralized and more information about hosting and updating ability is needed. \$3,750 approved for social committee for 2006. Committees can raise their own money if they need money. Maybe get ads from local companies to defray some of the costs.
14. Neighborhood Watch Committee
Mark has received interest from people to be on the neighborhood watch committee. However, they are very slow in getting the needed signatures. Mark was hoping to get all the signatures needed and submit the paperwork by Thanksgiving. At the current rate, though, it will likely be 1st quarter next year
15. Direction for the Pool Committee

Swim team got very little response. Maybe 5 families showed interest and 3 people signed up for the committee. There is an opening with a league, but need to let them know. How can interest be drummed up for this? Maybe host an event at our pool with the league. If the swim team is started, it will require money initially. Kevin Herman said that there is another community that has lane markers etc. that they are no longer using. Then additional umbrellas are needed and approximately 30 lounge chairs & 4 tables, but let's see what William will provide.

16. 2006 budget

See what Kristina has. The pool contract is an open item that needs to be established. We will need to review what we have and what has been missed. There are 7 bids from pool companies. The pool committee would definitely like to change companies and have 3 lifeguards – 1 at each pool and 1 working the gate. Kids also need to be tested for the new pool and they can then rotate breaks. Christina has dates for when the pool will open and close. Herman Management will have the budget by the end of the month. Also, add separate section for web site to the budget.

17. Discuss the approach for the Cobblestone meeting on the 15th from the view of what if the residents want a new landscape company.

Get feedback to landscape company. See if they can give a tighter timetable and tell them what residents expect. Issues – they are not responding if there is breakage or damage. They never close the gates and they will not close by themselves. They also cut items with weed eaters and kill flowers thinking they are weeds. The question should be raised as to if an additional \$22 per yard to add another application of fertilizer should be added. But they cannot control if someone waters the lawn. There are complaints about mower being too large.

Do we need to pay taxes on common area? Kevin Herman stated that they should be tax exempt.

Meeting adjourned at 2:24 PM