

Monday March 13, 2006 1:00 P.M.

Meeting called to order at 1 PM by Bob Brooks

In attendance: Bob Brooks, Ken Henderson, Jennifer Beresh, Scott Wauters, Kris Milstead with Herman Management, Keith Fitch and Cherie Collins with the city, and two dozen residents.

All residents have an opportunity to speak before the board during the 1st 30 minutes. There is a sign up sheet for any resident wishing to speak.

Board meeting are for

1. Concord events, projects and items,
2. Financials
3. Committee updates

All residents are welcome to sign up to help any committee (Social, Pool, Swim Team, Newsletter and Website, Landscape, Arc, Neighborhood Watch)

Fountain in the pond was just repaired

There will be a spring cleanup which will be discussed later in the meeting.

RESIDENTS Q&A

1.
There are x marks on sidewalks where there are cracks. It is the resident's understanding that the sidewalks have been turned over to city and spoke to Jeff Quigley with the city about it. Keith Fitch will look into it.
2. Burt Dusche
 - The catch basin on Cornwall has sitting water.
 - The sidewalks not clear during construction and they are tripping hazard. Could they be swept occasionally?
 - What is supposed to be done if a street light is not functioning? *The city will take care of street lights that are out. An orange ribbon is put around the light pole and then the board calls the city and let them know which road the light is on.*
3. Buck Reese
 - Residents would like a copy of the 2006 budget. *Budget will be in the newsletter.*
 - What day is Byrds coming? *Usually Thurs. unless the weather is bad.*
 - Who handles the landscaping? *Byrds → Cobblestone, Woodlands → All Other*
 - Is there a neighborhood watch? *Mark Hopkinson is working on organizing the watch. Currently he is having problems getting volunteers for the watch.*
4. Mary
A Cobblestone group using is using the clubhouse house for Bunco. Why is there a \$25 fee for this? *Sherise Smith stated that if the event is open to everyone in Laurel Park then there would be no charge. The fees are set up to help with maintenance of the clubhouse and to ensure that the calendar doesn't fill up especially once there are over 600 homes in the development.* Then Pam mentioned that they also have to be concerned with a \$100 deposit each month.
5. Carol

- On the new list from Byrds pine straw is not listed. *At the bottom of the sheet it states that it will be done as need. It is currently set for 2 times a year (in spring and in fall). It was just done in October so it may be more towards summer for next application.*
 - At Southberry and Ashworth the stop sign was backed into. *This does need to be corrected*
 - Mowers in Cobblestone need to close the gates. *This is an ongoing issue that is trying to be corrected. Also, we are working on having Byrds can not give dates when they fertilizer, but that is difficult due to the weather, but they should be giving some notice when they are coming.*
6. Virginia Valentine from Keyston Ct.
There are rumors that dues will be increased due to the clubhouse opening. *There is no validity that dues will be changed.*
 7. Bob Curth
Will the bushes out front be maintained as low as they are now because when they are larger it is difficult to see traffic? *This will be mentioned to Woodlands who maintains the area.*
 8. Sherise Smith
How can an ordinance be changed? *The specifics would need to be check, but likely it would need an 80% agreement from community. The ordinances can be more restrictive than city's but not less. Email board with request. There would need to be grandfathering.*
 9. What is the frequency of board meetings and how a resident can speak at the meeting? *The board meets quarterly (3rd Monday of first month of the quarter). This meeting was delayed waiting for the clubhouse to open. There will be another meeting in April. All a resident has to do is show up when the meeting begins to speak.*
 10. Leaving the clubhouse can be dark. *We can see what can be done.*
 11. The clubhouse does not have good acoustics. *We can see what can be done.*
 12. Who is responsible for keeping the pond clean? *The landscape company cleans up when they are here, but in the winter they are not here as often. There is also an April litter cleanup.*
 13. Who is responsible for cleaning the clubhouse? Should someone be hired? Is it better for the community to take care of it rather than individuals? Each person who uses the clubhouse is responsible clean it. We are looking into a cleaning crew after use. As an FYI the Pool committee is responsible for the structure and the Social committee is responsible for the calendar.

Resident Q&A ended at 1:30 PM

Police Officer from the City of Concord attended the meeting.

The community's concern is people not obeying traffic laws in the community (not stopping & speeding). The officer stated that there is police presence in the community and many violators are cut through traffic who learned the route with the George Lyles construction. A note will be posted in the newsletter. Tickets are \$160 for a stop sign violation and speeding depends on the speed, but it is usually around \$140.

Street cleaning – call the board or Herman Management if you notice a street that needs to be cleaned.

Cherie Collins is Concord's Coordinating Planner

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1. The city has a recognized neighborhood program – services are provided to help residents, city and residents partner. There are 22 neighborhoods. A \$1000 matching grant was granted to help our community with lights for the pond fountain. Our community is eligible again. It can be used for something to enhance the community and can be enjoyed by all. Mia Whitley asked about money for the swim team. Cherie said it could be a camp, event, or possibly gear. There are criteria that need to be met. If there are any ideas, they can be funneled through Bob Brooks. There is a workshop for them. Other neighborhoods have requested money for a wireless computer lab and neighborhood signs. Keith Fitch is assigned to our neighborhood. He is a volunteer and helps our relations with city.
2. Spring litter cleanup – there is a contest to see who picks up the most litter and one for who picks up the most unusual litter.
3. There has been an issue as to who is responsible for the trees on street of right of way. They city stated that the HOA is to maintain the trees. The developers did place trees in wrong place. Those will be removed and replace dead ones in other places. The city is now making it an option to put trees in the right of way (then it would be the HOA's responsibility) or put them in front yards (then it is the resident's responsibility). If the tree is not placed correctly or if it is dead, talk to the board and maybe Niblock can replace or move it. Trees in a cul-de-sac need to be 50 feet apart.
4. Citizen Corp Council – It is a watch group for disaster preparedness training and what neighborhoods would like to talk about. Example - how to train on First Aid. Let Keith know if you want to know more about his.
5. Easter function at Dorton Park – City of Concord Buuny Bash – April 15th from 11-2.
6. Raising 9-11 grade students – the city is looking for applicants for youth council to get them involved.
7. Litter Cleanup April 29th Saturday – 9:00 Am from clubhouse. Entrance Common area, old speedway,

FINANCIALS – Ken Henderson

Through February we are \$28,000 over budget due to many new items begin added to the budget and it will be adjusted as time goes on. The pool contract already paid. We are \$8000 in delinquency from homeowners, but most of those usually take care of themselves. Newsletter will have some information about the financials. There is enough funding to do what we need to do. The question is what to do with the surplus. It would be nice to put a park area in the Ryan common area (residents in that neighborhood will be consulted before anything is done). Some money will be put away for the entrance. \$25,000 has been put away for pool & club maintenance. CDs will be used to grow money. They will be alternating so we will have access to money if we would need it.

Reserves are in addition to what is already budgeted. Developer set dues realistically. The number of homes will increase to around 670 home and will add to our bottom line

and it will help add to our reserved. Budget will be released quarterly in the newsletter. Any questions that arise contact Herman Management or the board. From day one our goal is to create a work class development. When we go to sell our house we want to see appreciation in the neighborhood. There has been appreciation in our neighborhood.

There is no bad question. But, we may need to get back to you with the answer.

Unless the developer originally made this a private gated community, so it would be difficult to change at this point. One entrance off of Poplar Tent to Old Speedway and another entrance off of George Lyles to Laurel View. There is still cut though due to construction on Gerorge Lyles. If there is still an issue after the road opens we can talk to the city to see what can be done.

There are committees. The landscape committee has selected the landscapers to maintain the development. We could vote as a community at the annual meeting, but it would be extremely time consuming. So, that is why we have committees. Best way to run the sub division is to tell the committees what we would like to see. There are other ideas in development.

The social committee meets every 3rd Wednesday. This will be put in the newsletter. Meeting dates for all committees should be in the newsletter.

Some approvals of budgets and money are needed because of some additional funding.

Ken Henderson needs to know how much money is need the for directory (printing and binders).

Scott Wauters has a proposal for swim team which is now its own committee. Mia Whitley is putting together a proposed budget. There will be no home meets this year but there are still items that will be needed for practice. One item not in budget is the wheels needed to roll up lane markers. The budget for items for the swim team is 19,209. The board approval to give half of requested money to swim team now (9,604.50).

They are interested in having a fundraiser to raise money for this. Can the matching grant be used? Ways to raise the money

1. HOA can spend the money
2. Have fundraiser
3. Grant using sweat equity (\$10 an hour for volunteers).

Swim team helps with the value of the community.

We are putting up street toppers on street sign posts.

We may need money to re-design the front entrance. Maybe light some trees. Sweat equity can be used if someone is willing to install the lights.

We will need to pick something next quarter.

What to do will surplus? Money does need to be invested. Do a CD ladder. Take 20,000 to 80,000 every 3 months. 1 year CD every 3 months (\$20,000 each). Putting reserve in 2 of them (6 month opposing)

Ken would be willing to handle a \$1000 petty cash that would be a quick reimbursement. Herman Management is quick with reimbursing the money. Ken needs to okay reimbursement if not already approved. Herman Management will continue with reimbursements.

CLUBHOUSE/POOL

Keys to the clubhouse for all board members?

Board would approval use of clubhouse for the event for official reason due to insurance. Denette sends Bob a list. She sends an email and he says ok. It helps will insurability. Eventually have the list on the website.

Kris needs clubhouse rental form.

Fence between old and new pool – what to do? Bob would like to see fence where middle section could be removed. Concern is that kids that shouldn't be on the one side will still end up over there. All children who swim in the new pool would need to take a swimming test. How comfortable are we without a fence. Kris can ask insurance. Maybe a gate that opens with pegs to hold the doors back or ones that slid.

Grass area by new pool – bag grass how much grass will get in pool
Kids will track it into the pool. Let's see how bad it is this season.

Scott Wauters has a concern with the old pool. The bottom doesn't look different. He was told that no grinding was done but the tiles were raise so they caulked and said smoothing was done (Niblock was charged 4,000-6,000 for the work that was done). There still seems to be major discoloration. It seems that what was said would be done was not.

Gate to new pool is not locking properly and this is a hazard since the old pool is filled.

DIRECTORY – revisions are being done and binders are going to be needed, but specific numbers are not known at this time.

WEBSITE – laualparkhoa.org was approved. This site will be the official notification of events and meetings.

Right now there is one done by Glen, a realtor that has one for many subdivisions.

Herman Management's phone number needs to be verified for the newsletter.

Clubhouse schedule need to be put on the website.

An email will be sent to committees to see what they would like on the website.

A notification sign is needed.

Sandwich boards costs around \$150 and are weighted.

Bob is thinking of something more permanent. Maybe something constructed of steel posts with plexi-glass or pvc so it does not rust. BJ's or Sams has electronic signs. It needs to be in a location where everyone can see it. Possibly in front of the cabana? Something that can be programmed would work out the best.

There needs to be a sign in the clubhouse and pool parking lots that states that parking is for Laurel Park resident only.

LANDSCAPE

Geese and pond issue (border collies). They can be expensive and takes they need to come back many times. There is goose be gone pellets that can be put down on the grass. It is suppose to taste bad so the geese move on. That seems best to try first. And it is safe for water, kids, and animals.

Light kit for the fountain – Ken with look into it.

Woodlands still has problems with residents putting pet dropping in the garbage can by tennis courts. Kris will get sign made to put on trash can. Should there be a station or two with bags and a garbage area where pet droppings can go? Kris will look into options.

BASKETBALL HOOP

The basketball hoop needs to be repaired. Is it under warranty? Kris is waiting to here from Niblock.

NATURAL AREA BEHIND KEYSTONE CT

Scott wants to buy some of that land.

Put in the newsletter that you cannot use this right of way for access to the back of your house. Meet with Kris to go over what can be done.

RYAN AREA

Mark asking for help and what can be done, but not sure. Ryan needs request of what can be done. Something the community can use. Mark needs to give us an update.

ARC

There is an ongoing issue with a fence across from Ken's. There is a play unit that may not have been approved and the neighbor wants a fence or the play area taken down. Bob Curth said that Christina gave approval for play area over the phone. It sounds like a neighbor/neighbor issue. A privacy fence can only be approved if it goes to the back of the house and this one would go past the back of their house and wouldn't close. If the play unit was not approved then it would need to be taken down.

NEIGHBORHOOD WATCH

Mark is having problem getting volunteers. He is working with city to see what can be done.

FAQ – put a question here about speed bumps and state the issues with having them.

FOR NEWSLETTER

- Kids playing in the creek may be moving rock to dam up creek. They could also get hurt. Kids should be supervised and kept out of the creek.
- Dogs need to be restrained. Reminder residents of the leash law in the newsletter.
- William Niblock is offering a reward for anyone with information on who is spray painting the houses being built.
- Any suspicious activity, please call the police.
- Dumpster is for pool and clubhouse trash only and not for personal use.

MISC

Street toppers – Kris will talk to niblock.

Scott is looking into getting estimates to run gas line to clubhouse.

The fees to use the clubhouse will remain as is.

Meeting adjourned at 3:30 PM