

**Monday April 17, 2006 1:00 P.M.**

Meeting called to order at 1 PM by Bob Brooks

In attendance: Bob Brooks, Mark Hopkinson, Jennifer Beresh, Scott Wauters, Keith Fitch, and about a dozen residents.

## **1. CITY OF CONCORD**

- a. **Spring Litter Cleanup** - Keith Fitch is our liaison from the city. Every year is a spring and fall litter cleanup. April 29<sup>th</sup> - meet at clubhouse at 9 AM. Keith will have fire department here. The front entrance, by the pond, and out Old Speedway will be cleaned up. Keith will bring supplies and poles to reach out to the pond.
- b. **Golf Carts** - There are no restrictions by the development for golf carts; however the city requires a license by the North Carolina state DMV since these are city maintained roads. If not the police can ticket you.
- c. **Stop Signs** - The placements of stop signs in the development are by the city. There are some stop signs that have been damaged by trucks. The city will fix these. Keith will be given the intersection where the damaged signs are. Bob suggested that we tie an orange ribbon on them so the city can more easily spot them.

## **2. RESIDENTS**

- a. Bob – He against using homeowners association funds to sponsor a swim team due to the minor number of children. He suggests having a charity benefit for the swim team to raise funds.
- b. He drove through another plan and brought pictures with him and he would like to see the landscaping designed to help Laurel Park be a world class community.
- c. Bob Brooks – the fee for swim team is for equipment for the pool to have a swim meet. It is a one time purchase. The members pay for ongoing events for the swim team. These are start up costs. There is an insurance policy for any liability issues. HOAs in this market must have one home meet. Having a swim team is beneficial for the community. Nothing has been bought for the swim team yet.
- d. The residents would like a yeah or nay vote before money is spent on this. We can put together a proposal and have all residents submit their opinion. This will be tabled for the moment.
- e. With the landscaping – we need to step up the look of the community. We need to make sure both landscape companies are working well. We will try to get the state to do as much as they possibly can in the front entrance once the road is completed. There has been a resident that has volunteered to do the labor for lighting system in the front entrance. There is an issue with the irrigation system getting damaged with all of the construction. There will be a landscaping meeting soon.
- f. Buck – would like additional information on the CDs and wanted to know if the surplus was added. Ken is out of town at a funeral and we can see if he can write something up to put on the website.
- g. Rhea – Why wasn't swim team budget proposed earlier? A committee for this needed to be created before the needs could be determined, so the costs were recently submitted. Total build out for the homes? Total of approximately 670 homes. From that there are 76 in Phase 1 of Cobblestone and 82 in Phase 2 of Cobblestone. There are still heavy construction vehicles going through Cobblestone. What if they damage the streets? These are city streets. There is a sign for no construction vehicles to go through Cobblestone. The city cannot close off Old Ashworth where the construction starts. Is there are law that controls construction time? There is a noise ordinance. Keith Fitch will look into the specifics.

- h. Ryan homes told residents that the area off of Sunberry would be a grass common area. At this point Mark Hopkinson is just asking for suggestions for this area. Nothing has been determined yet.

### 3. FINANCIALS

Has the Budget been officially approved? Not for 2006. It was not ready for the September meeting. For this year we will either need to push back the meeting or see about getting the 2007 budget ready for by September. The \$10,000 for the swim team has been tabled. We need to stay on top of dues that are required by residents. The budget was in the last newsletter. It was also passed around at the meeting.

### 4. COMMITTEES

- a. **Landscape** - Landscaping contracts are renewed for January 1<sup>st</sup>. The Landscape committee will determine who is awarded the contracts. This is the third year for Byrds and second year for Woodlands. There was a recommendation to dump both companies so that it makes a statement for next company. Light kit for pond will be delivered in next 1-2 weeks and installed after that. Tabled to landscape meeting – goose repellent and what low cost planting can be done in area off of Georgetown and behind Keystone.
- b. **Social** – discussing having a sign at T in front of clubhouse. Also investigating programmed sign but more research is needed. The board approved for there to be an enclosed sign for the building announcing the clubhouse schedule. Signs should be architecturally pleasing.
- c. **Pool/Clubhouse** - Ken Henderson is working on a pool/clubhouse repair fund. Scott Wauters wants to make sure there is money set aside because re-surfacing the bottom of the pool or having to fix a roof will be expensive.

OLDER POOL - Niblock said that to resurface the pool would be \$20,000. William agreed to pay \$6000 to repair the older pool the best they could. The new pool builder said that that is how a pool looks after 5 years especially when it wasn't covered. We currently do not have pool covers, but we will need to look into it because the leaves are discoloring the bottom. The pool was acid washed. Acid washing will deteriorate the bottom of the pool.

FENCE - There will be a fence between the 2 pools. The fence will be 3 feet high and have 2 gates and will be removable. The HOA was going to have to pay for that, but since William didn't spend all of the \$6000 on the old pool; he said that he would pay for the fence. And that would be the last item the Niblock will be paying for. A lifeguard stand for the new pool is needed.

ITEMS NEEDED - Additional items needed are cleaning supplies, signs for no diving and pool rules, and items in case of rescue or injury. For the new pool children 16 and under will need to pass a swim test given by a life guard to be allowed in the pool. A wrist band will be given to those who pass. It will be a color that will not be able to be duplicated. It will cost the child \$1 for the wrist band and he/she will need to pay \$1 if it is lost. They will also be required to complete and emergency contact card. The pool committee is recommending buying 500. They will have these for a while and the bulk rate is significantly less. The new lifeguard company is recommending that a backboard is purchased. This will be able to be taken into the water and placed under an individual in case of a possible neck injury. The board approved that the items for the pools be purchased.

LIFEGUARDS - In the beginning, when the children are in school, there will be some unguarded hours. When it is unguarded it will be swim at your own risk and it will be posted. When guarded, there will be three lifeguards: one for each pool and one at the entrance checking for residency.

CLUBHOUSE ACOUSTICS – There is a paint that is to cut down on echoing by 30% or panels could be used. Scott Wauters spoke to the music director at Crossroads. He stated that putting down a carpet would be the quickest. He also recommended a company that would come in and do free estimates. Jeff Parker is the music director at McGill and he may be able to make some suggestions.

GRILLS – Scott Wauters gave the board estimates for putting gas grill or grills at the clubhouse. This has been tabled.

- d. **Newsletter** – deadline for inclusion is April 26<sup>th</sup>,  
**Website** – is up and running, but there is more work that needs to be done.
- e. **ARC** – If a resident does not receive approval for work they do, they will receive a letter and can be asked to remove what was done.
- f. **Directory** – no report
- g. **Neighborhood Watch** – signatures are still needed. There was a garage break very early on Sunday April 16<sup>th</sup>. A person went into an open garage and started looking around in the cars. Nothing was taken. He ran off and got into a newer grey or silver Honda Accord with two other people in the car. The police were called and arrived within minutes

## 5. MISC

- a. Dead or diseased trees behind a resident's house - sounds like the trees are on city property and the resident should contact the city about getting the trees cut down.
- b. In order for Scott Wauters to purchase some of the common area behind his house (approximately 1800 sq feet) 80% of the residents would have to approve. Can a ballot be sent out to the residents?
- c. There are no ordinances with the city or the neighborhood about whether cats can or cannot wander.
- d. Cars that are parking at the Cobblestone model makes it difficult to see any oncoming traffic.
- e. There was a recommendation to post the board agenda on-line prior to the next meeting.
- f. The next board meeting will be July 17<sup>th</sup> at 1PM at the clubhouse. The developer is now taking more of a back seat so we can see about changing the meeting to an evening hour.