

Monday July 17, 2006 7:00 P.M. at the Clubhouse

Meeting called to order at 7:03 PM by Bob Brooks

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

Agenda:

1. CITY OF CONCORD

- a. Street Toppers (Kris Milstead)
In November 10 toppers have been ordered and we have to decide which streets so that the paper work can be completed. Ken and Jennifer will work on the list and give to Kris.
- b. Community Grant Project for 2006 (Mark Hopkinson) Gerald Oliver has the form and it is not due until October. Mark needs to assist him in completing the forms. If grant money is obtained, it will go towards landscaping the Ryan common area. The final design for the common area will be presented to the homeowners for a vote.
- c. Officer Karen Richter
Noise ordinance - It is determined by what is annoying to who is listening to it; whatever disturbs the peace. If you are planning on a party notify and talk to your neighbors about it. The first question that the police will ask if you call is have you talked to you neighbor? Then they will check to see if it is a repeat occurrence. Office Richter has a series of specific ordinances.
Parking issue – You cannot park on the streets because of how narrow the streets are. Emergency vehicles need to be able to easily pass. So, street parking is in violation of a city ordinance. Ordinance against parking on the street in the best interest of the development, so please do not park on the street overnight. Parking on the street will be subject to ticketing by the police.
Nuisance ordinance – If the resident has been contacted the next stem is to call the police.
Truck parked at entrance - The truck is parked on private land. Therefore, the owner of the property needs to make the complaint.

If there are any concerns or problems contact the police. The best time to address issues is at the board meetings. Officer Richter will make her email available (richter@ci.concord.nc.us). Contact information for all officers is available on-line through the City of Concord website. Police try to patrol once a night. Keep doors and windows in the house and cars locked. Don't invite crime.

National Night Out – August 1st.

Old Ashworth lane there are always cars near the intersection by the model and it is difficult to see. You must park 15 feet off of an intersection.

There is graffiti by the basketball goal. Office Richter recommends lights or motion sensor. Call the police if you see a crime happening. The HOA can also put a sign up stating when the amenities area is closed.

2. RESIDENTS' COMMENTS

- a. Allen Servicky
Street trees need trimmed especially around Georgetown and there are many kids crossing near the pool
Can permanent horse shoe pits be put in by the tennis courts?
At Georgetown and Torrington, can there be a sign posted or a painted crosswalk to the pool? Officer Richter stated that the city council will need to be petitioned.
- b. Betty Clarke
People with disabilities in the lap pool has any progress been made?
Research is still being done.
- c. Susan Martin
Street trees need to be trimmed.
What can be done to clean the cedar shakes on the houses? Bob Brooks said that he is getting estimates for his house and the information he obtains will be distributed.
Irrigation system yellowing sidewalk and stones. At some point maybe they can be pressured washed. Will a filter on the well help? The watering of common areas is done by well water.
- d. Leah Trowbridge
What is going on with walk in island area going into the clubhouse? Bob Brooks has the information and will be looking into it.

3. CLUBHOUSE

- a. Sound panels (Gary Mead)
Put sound panels on the wall over the door to the kitchen and bathrooms and on the ceiling. This will reduce the noise by 20 to 30%.
They are attached on walls with Z clip or stick clip. Ceiling – glue and screw.
\$2212 for the wall, \$5377 for the ceiling
This will be tabled until we can discuss this further and possibly request funding from William Niblock.
- b. Web Calendar (Kris Milstead)
There is an overwhelming responsible with the clubhouse and pool rental. Everyone will be able to go online to see if it is reserved and submit a request. Paperwork and money will need to be submitted to Herman Mgt before it will be reserved. Kris is currently working on the setup. Setup is

\$1000. If you do not have access to the Internet then Herman Mgt can be contacted. There are enough funds allocated in the web site budget for this. The clubhouse cannot be rented more than one time per day. To get all the people out and get the clubhouse cleaned it just does not work out. Also, Kris will get with the social committee before the site is done to ensure that all current rentals are put on the new website. And the check in / check out process should remain the same. The social committee wants to ensure that name of who is reserving the clubhouse does not have to show on the reservation site.

4. COBBLESTONE

a. Pine Needle Application Deferral (Bob Brooks)

The budget is currently behind in Cobblestone. The Cobblestone landscape committee seems to think it is fine to defer. Bob is suggesting that only 1 be done this year to bring the budget back in line. Susan Martin heads up the cobblestone landscaping committee and will be interviewing companies for next year's contract.

5. SOCIAL COMMITTEE BUDGET

a. Funds, accounts (Leah Trowbridge)

Mission Statement – at July or Aug meeting the social committee will create a mission statement to clarify what they are doing for the neighborhood. They will then have an agreement in writing as to what they policies are going to be.

Money approved by HOA for Social Committee should transfer annually.
What to do when an event runs over/under budget?

Events will be budgeted as best they can, but can they have a discretionary fund for the unknown?

Bob Brooks – The social committee can have the full budget and then come back if additional funding is needed.

When reservation is needed to be made, can a fee be charged? Can they fundraise and can a fee be charged? Why should a fee be charged if residents are already paying the homeowners dues?

Everything the social committee does is for the entire community. Reservations are first come, first serve. The mission statement should be posted in the newsletter.

Keep spending amounts for each event to keep track on how much is spend and how much will be needed for the following year.

Social committee can add a contingency fund within their own budget but it will not be a separate line item in the budget.

The social committee can determine which events they need to charge a fee and they can fundraising if needed.

6. SWIM TEAM

a. Account (Mia Whitley)

The swim team would like an account under Laurel Park HOA id because it will change hands and will need deposit slip to go into a local bank. Put swim team account on checks and go to any First Charter. Checks will need to be made out to Laurel Park Homeowners.

What is the account for? For fundraisers and dues that is separate from the HOA budget. More than one bank account is on the books.

7. LANDSCAPING

a. Woodlands Estimate for Ryan Common Area (Mark Hopkinson)

The master plan will be approved by the community. It will be kept with consistency of the look of other common area in the development.

\$5200 for a 12 x 16 gazebo with a swing and cedar shingled roof (same as Cobblestone) plus \$40 for deliver and \$150 to be painted white painting.

There is no electricity there now so Gerry will contact the city to see about adding it. He is also looking at \$3504 for plating and walk.

The well will be \$4500 for 300 feet. Then \$8 a foot after that. The pump will be \$2500 and then a cover which will cost about \$217. Electricity is needed for the pump.

Mark Hopkinson thinks the first step would be green grass and add mulch or pine needles around the trees.

Only 32 responses were received about recommendations for the common area – most wanted a gazebo. A couple wanted a play area or volleyball court. We need a finalized proposal before we can send out information for a vote. The board is in agreement to aerate, seed and apply chemicals. Did the developer deed over the land to the HOA – Mark H. said that they had.

b. Trees – canopy needs raised. Something will be put in the newsletter to keep the street trees trimmed. If you do not, it will be done for you; we are looking for volunteers.

8. FINANCIALS

a. Budget vs. Actual 6/06 (Ken Henderson)

Cobblestone - \$9,700 under budget due to pine needle deferral. So should be around \$4,600 ahead at end of the year.

HOA budget as of end June is \$19,000 under budget. Not all money from dues are in yet.

Landscaping down by \$13,000 because pine needles have not been spread.

Electricity is under by \$5,000 but we do not know what it will cost us and we do not have enough summer data yet.

Clubhouse spent more than budget, mainly to stock and get it set up.

Social still need reimbursement.

So in good shape for the time being.

Won't know how close we are on the budget for a couple months.

Kris will check on the Rental Fees amount that has been paid.

\$306 in interest income so far.

Thru end of June will be posted on the website.

9. POND

- a. Blue dye was put in on Wednesday so it should be looking better. The dark water deters algae from growing. One time a month for \$370 a month (\$4700 a year). It is difficult to find someone to treat a pond this size. The company treating the pond is coming from Myrtle Beach. A report will be given after every treatment.
- b. Trash at the pool and pond. Scott Wauters is looking into a group or club to help clean up the area and we will give a donation for the work. Twice a week have someone come and clean it. Mention to Scott that the Swim Team should be doing it.
- c. Scott Wauters requested that another trash can be ordered because the trash can by the tennis courts and playground is overflowing. The request approved. Kris will work on finding a better rate for the install.
- d. Tennis fence loose at the bottom.
- e. Committees need to submit 2007 budget by 10/1/2006 so they can be discussed at October board meeting. Give to Ken Henderson.

Annual meeting date will be decided at next board meeting.