

Laurel Park Homeowners Association
Board Meeting Minutes
May 8, 2007

Meeting opened by Bob Brooks at 7:00pm.

Open Session for Home Owners:

Jim Radlein, 475 Harrison Drive, has concerns for retention pond behind his home. Jim brought pictures of this area. Pond collects storm water. His concern is who's responsible for this now and when it is turned over how will it be taken of. Has grandson's who he would like to enjoy this area. Bob referred question to Rhee. Rhee has talked with William and Niblock will take care of area for at least a yr. to two yrs. It will not be LP responsibility for a long time. Discussed County/City will be responsible. How will the pond be treated environmentally? What time table will he come in to bush hog area and keep it cleaned up. Second part of concerns still some debris in this area. Rhee is going to write William to get more detail on this area. Jim Radlein is curious why the Board conducts their business in a closed session. Bob Brooks addressed his Board question by referring to the State Wide Community Act. By Law there is a set period for owners to express their concerns. There are sensitive issues that have to be discussed delinquents, approvals etc. This is a common procedure throughout all Communities. Minutes and financial statements are posted on the website. There may be a possibility of having two Annual meetings during the year. Jim asked why the lion's share of the meeting behind closed doors. Bob expressed that the meeting is run like a business and there are things on the agenda to get through in a timely manner.

Rodger McCammon has questions about traffic cutting through the new section. Rodger lives on Summerford. William has been contacted numerous times about this issue and William said he has tried to keep this traffic down. The traffic is supposed to go through Speedway Drive. Bob Brooks said Association will keep after this issue. Rodger asked about speed bumps and would the Board consider it. Bob responded that is currently not on the table to discuss. Karen, City of Concord police officer said that it seems like a good idea in the beginning, but gave an example of Carriage Downs. Carriage Downs did set up radar to slow down speeder. Karen said most of the speeders are home owners. Emergency response can be slowed down by speed bumps. Officer Karen said she prefers the Community Watch. She brought up the option of gated off the community but than the Association is responsible for maintaining the roads. Keith Fitch thought that the City may not allow you to put speed bumps in a community now. Second concern was common area on Fallbrook and Summerford vacant lot. Niblock did redo Summerford. Rodger is concerned with Fallbrook. He is concerned with the trash cans and lawn care. Herman has sent out 31 letters to owners in the community. Bob responded that hearings and such may be necessary. Buck brought up that certain areas that the Association cannot touch. Rhee brought up that the CCRs could be rewritten in basic language in the form of a homeowners manual.

Keith Fitch is the liaison between the City and the Association. Bob Brooks explained Keith's position on helping the Association contact the appropriate person to find answers. Karen said that the City has ordinance that the city will come and mow and the owner will be charged, this would also include trash cans being rolled in. Bob Brooks stated that it is in the CCRs that the Association can have stricter restrictions than the City. Jim Radlein asked is a weight limitation can be stated for streets in LP. Karen said that since it is a public road it can be a problem if moving vans came into the community. Karen emphasized to remember this is a temporary issue with construction traffic. Weight restrictions have to do with the integrity of the road not the inconvenience to the resident.

Jerry Merton asked the Officer about a traffic situation at Bellingham and Georgetown. Could there be a 4 way stop at this intersection. He brought up that Georgetown is a speedway for drivers and is concerned with the playground. Bob Brooks said the Association will take a look at this intersection. What action can an owner take when they see an issue with drivers that are dangerous? The Officer said to call the police. Kim Clark asked the owner if he has addressed

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the teenager's parents to address this issue first. Officer Karen will let other officers in this district be aware of this intersection. Jennifer Beresh said most owners do not stop at any of the stop signs in the community.

Keith Fitch asked how the litter sweep went. Buck responded that there was a lot of bags picked up. Keith will look into how many bags were turned in.

Bob closed the meeting for the Executive session at 7:42:

Approval of the minutes from April meeting. Motion to approve. Minutes were approved.

Eric Smith speaking for the ARC Committee. Eric brought up that the Diaz fence still needs to be resolved. The issue is that they have exceeded the Laurel Park right of way. They extended their fence and did not install the fence that they got approval for. Eric said Bob and the Diaz's discussed how the fence would effect their neighbors not the approval of the fence. Eric asked if the Association is going to enforce the restrictions. The installation was not what they had put in their yard. Eric asked what the position of the Board is going to take. Eric brought up that they are in a different situation because of the lot. Eric brought up that the fence they did install is nicer than they were going to install. Eric believes the fence does need to be moved in. Eric stated that what they submitted was not what they did. Bob Martin asked is they are claiming that they received verbal approval? Eric stated that that was not the case. Rhee said that she felt that it is the Board's duty to enforce that they move the fence. Bob related that Eric is stating that what they did is not what the committee approved. Anthony asked a question what procedure the Board will go through. First the letter is written and what will happen if they don't move it. Bob expressed that the CCR's does has the authority to make an exception. Bob wanted to make sure does everyone understand the position of the Committee. Eric did a drive by other corner properties have complied the Diaz's are the only corner lot that did not follow the restrictions. Eric is not happy with the way they have handled this situation. Anthony reviewed procedure, first a letter, and than what. Buck said it is up to the Board to enforce the CCR's. All were in agreement. Bob asked for a motion. Buck made the motion and Rhee second the motion. The Board wants to enforce the 37feet restriction. Bob brought up the Hemmings fence. He asked if anyone has measured this fence. Eric did say that Manny did measure and it might be 6 inches off the LP setback. Eric brought up that do you want to move over 6 inches. The Board will check this fence themselves. This fence issue will be tabled until they can talk with Manny.

Buck had a question about the approval of the stains for Cobblestone area. The question that Buck has is have we given anyone any choices? Bob responded that a number of residents came to him that they needed to paint the shakes and they wanted to do it right. Bob, and his wife and Rhee and others were involved with meeting with Niblock to review the 4 siding colors. The object was to match up the shakes that are on the house. The object was to have pre approval so each owner can stay with those colors as pre approval. If they want to do something else they need to go to the ARC for approval if they go outside the pre approved colors. Kim has a general question did only Cobblestone residents. Bob answered yes the other owners would have to get ARC approval. Rhen said that William would contact supplier for shakes. There are five different colors used in LP. The warranty is 5 years no matter what section they are in. Cedar Shakes do change color and if you put certain finishes you can destroy the shakes. Supplier said that heavy pressure washing can be damaging. Eric asked Rhee if she had a list of the five colors used in Cobblestone. Eric asked to have the list of pre approved colors. He actually already has it because it was given to the ARC with the application.

Sherise Smith asked what the approval for social committee is. She said that she thought that the committee was approved for that amount in the budget and asked the Board what the approval process was for her so she is clear. Sherise brought up Teen night that wasn't in the first list of

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proposals. Softball team not in the proposal. Sherise said things will come up. Owners asked for craft camp. Sherise asked what procedure the Board wants. Anthony asked if the social committee does extra events will other events be cut back or will the committee need more money. Sherise said the committee did a budget form last year. A lot what was estimates and if needed more would have to present to the Board. Bob said it was discussed that the budget was there but over the budget would need approval or if there was an event outside of the event does it need approval from the Board. Bob asked that the events be presented to the Board for review. Sherise responded to Bob's questions about the Super Bowl and it was in the Board. Kim wondered if an X amount of money per house could be given to the Social Committee. Buck brought up that the committee doubled their budget due to the men's social committee. Sherise asked what the procedure that the Board wants is. If they need more money it has to have Board approval. Bob motioned that the Social Committee can spend what is in the budget that she can approve what was approved in the budget without coming to the Board. Sherise asked for the art session each month for three months for the kids in the summer from maybe ten to twelve. The parents would pay for the art camp. This would be run by a licensed teacher to run this camp. The Association would let them use the facility and they would clean up after them. Bob asked for motion to approve art camp for three separate weeks that is not funded by Association. Gerald seconds the motion. Passed.

Jennifer Beresh spoke about the newsletter next deadline Thursday May 24th for the newsletter. She asked if the Cedar Siding issue maintenance should be put in the newsletter. Rhee will give Jennifer list to put in Newsletter. Jennifer asked if there should be an article on common area and natural areas. Rhee gave her literature to post to the website. There will be literature posted in the newsletter with this information. Jennifer received question that why is the Ryan area not maintained as the area around the pool? Bob responded that Gerald is working on the beautification of this area. Jennifer asked about trampoline or other things that could be on common area. What can be done? Kim asked about the newsletter be done every other month and the newsletter just be posted to just online. But at this time some owners do not use the internet. Jennifer said the printing runs around \$200 each month. Scott Greeson asked if he could purchase some ad space to off set cost. Jennifer said she does not want to do it and it was time consuming.

Mia Whitley talked about the swim team. Water is getting warm. Went over swim meet schedule. NorthEast did sponsor swim caps for the team .

Scott Wauters discussed pool. Pool will be inspected Thursday. Step will be here the end of the month. Bathrooms will not be ready by Saturday; late approval. Estimate came in high. Kathy and David to give us an estimate on painting and installing changing tables. Cayman has estimate for approval for installing changing tables and painting restrooms \$975. Buck asked if there was anything else that will be needed for the pool that may come up. Buck reviewed budget for the end of the year. Cayman asked to run a concession stand. The portion of the profits will go to the swim team. Scott asked for Board approval to run the concession stand. Cayman said that giving 25% to the swim team is fine with them. The soda machine is not money making deal for Association. There was a question about alcohol being served is covered by their own insurance. Buck brought up the insurance question. Bob passed motion to run concession stand and 25% go to swim team. Board second motion to have concession which will start Memorial Day. Bob made motion to approve request for painting of restrooms and installing baby changing tables. All Approved.

Sue Martin spoke for the Cobblestone area with Scott Greeson. Sue has been in contact with committee members and talks with Todd with Greeson. She felt overall everyone was pleased with Woodland's performance. Sue did remind them that they needed to be out of cobblestone area by 6:00pm Sue brought up a few situations that has come up. Woodland's has been asked

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to pick up wild animal waste in a yard, second thing are the fences and gate and the installation of these gates that the landscapers cannot be responsible for these repairs. Owners are asking Woodlands to repair these. Sue feels that Woodland's should not be responsible for these construction faults. Sue brought up an owners abuse to Woodlands should be handled by the Board and that resident need to write down their complaints. Anthony asked what the issue is with the owner. The owner feels that they mower is going too fast to cut properly. Sue said she had called Woodlands back to blow patio off before a party. Sue said that there was hardly any grass on the patio. Sue said that this stems from the constant problem that people feel the yards should be done as if they were doing it themselves. Anthony asked if there was a standard for Cobblestone. Sue expressed that these are issues not covered in a standard contract. Anthony asked if a reminder could be put in a newsletter and if that doesn't work address her directly. Sue said a neighbor apologized for her neighbor. Sue asked to develop guidelines for this owner. Scott said her and husband have followed them up the street to follow her. Woodlands said the resident threatened to shut him down. Buck suggested that Sue draft a letter to each owner guidelines for having a concern with this resident. Bob offered to go with Woodlands to her house tomorrow when the Woodlands. Scott Greeson asked the husband to call him with a problem. Bob Said there were two approaches. 1. Board member can be around to come out if there is an issue with her. 2. Write a letter. Sue said she has talked with her and she complained to her and has raised her voice to her. Sue feels the Board has to take over. Anthony felt that the Board needs to talk with her before Woodlands get there and be out in front. Bob and Buck will go over to her house and talk with her before Woodland's does her yard tomorrow. Sue asked that the Board develop a letter to the Cobblestone residents that the fences and gates are not responsible for these gates. Town and Country is the fence company to repair these fences. Bob went over the verbiage for the letter with Woodlands. Homeowners are responsible for regular maintenance of gates and the landscaper is not responsible for picking up any animal waste in their yard. Please let the landscapers do their job. The grass will be cut three half inches high. Scott brought up his concern for the irrigation system in Cobblestone. Don Bradford is responsible for the irrigation. Niblock is responsible for the irrigation with Barefoot. Irrigation was discussed and if all of it is up and working and are the times set correctly. Bob Martin has asked for the zone locations. Board to send a request for irrigation system layout. Gerald to ask for irrigation system layout. Sue redirected conversation back to letter. Scott brought up adding letter to bales of pine needles per home are 14 bales. Herman to draft letter and have Sue review. Scott has some issues with Niblock and turned over to him that are turned over to sold but grass is too tall and Woodlands has to take care of the yard. Rhee is going to communicate with Niblock on the homes in Cobblestone before they are turned over to the Association. Rhee said that the back entrance will not be turned over until the end of the summer. The common area in Cobblestone Danbury Circle will be turned over immediately to the Association for Woodlands to mow and care for. Rhee will get that information from Niblock and taking care of the houses before they are going to take over. Scott asked about the large area that will be turned over it will be part of the Master Association. Rhee asked if Scott can redo the summer annuals. She does not like the annuals. She asked for vinca, merigolds. Rhee offered the garden club to take over some areas. Gerald and Rhee do not like the color choices with the bark. They feel they were planted too far apart. Gerald brought up the pool area that only seven plants were planted. Asked for a background for the flowers. Scott said that there were 150 flats used. Scott said a flat is 8 plants. Scott said the four inch containers. Gerald said there were not enough plants planted. Rhee said it was discussed at last falls landscape meeting with Woodlands they would use larger plants. Rhee asked the landscape could meet with Scott before flowers are put in. Anthony made motion to have landscape committee get with Woodlands. Motion passed.

Bob Brooks brought up weeds in the common area. Scott said they were sprayed one time. Pump is broken and the weeds will be sprayed again. Bob brought up side of entrance to the left was not mowed or weed eated. Scott said that was done on Friday. Rhee brought up lights at entrance to have Don redo the lights. William is to have Christy come back in to put shrubs around the lights so Woodlands does not have to worry. Bob brought up that there were complaints about Ryan areas not being cut. Scott said that they are working on areas and

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Keystone are needs to be bush hogged once a month to take down. Woodlands was told to take out silt fencing for Keystone.

Rhee Nelson discussed front entrance and it will stay that way until project is done.

Earl Malone response to his concerns will be get back to him. Ryan irrigation was discussed by Gerald that a well cannot be put in because it must be a 100 feet from sewer line. Gerald has everything to go, but City said they can't put it in. Sewer line is along the sidewalk area. Question is how the owners can put the wells in. Keith Fitch will look into it for Gerald Oliver.

Bob said if it was approved in the budget Bob Martin and Herman can pay bills from the approved budget. The Board approved this procedure.

Gerald is dealing with the broken sidewalks and has talked with City of Concord.

Kim Clark went over the total votes for the survey. The totals for the neighbor watch 161 in favor of watch 20 were opposed. 42% of the owners responded to the survey sent out. Amend Covenants 190 came back 129 voted for it and 61 against it. Deck light 187 came back 73 were for it 114 against it with additional 81 signatures on the petition. It was discussed that the petition cannot be counted as a vote for lights. Kim Clark to find out what the opinion was and it was up to the Board for the deck lighting. Buck asked for the results to go in the newsletter.

Buck asked that the policy is reviewed by some body. Asked for legal guidance and someone else to review insurance coverage. Board will ask insurance carriers in the area to review their coverage.

Meeting adjourned at 10:22pm