

Rhee Nelson call to order 7:15pm

In attendance: Buck Reese, Kim Clark, Rhee Nelson, Todd Carte, Anthony Simmons, Kris Milstead – Herman Management, Chrissy Hayes – Secretary.

Rhee Thanked the community for how lovely things looked over the holidays and how nice it was to see so many festive houses in the neighborhood.

She then introduced Keith Fitch – representative from the Concord Fire Department. Keith Fitch addressed the board and recognized the neighborhood as well established and a good example for the city.

- If we have any concerns or needs we are to contact him. He will be our liaison to the city if we need anything.
- Kim Clark asked him if the city provides signs for the neighborhood as in no trespassing. He directed that those signs we would need to contact a private company for. The city provides the regular traffic signs. However when we establish the neighborhood watch program we should contact Concord PD for that sign.

There were no homeowners present to speak.

Moved on to committee reports:

- Architectural - Manny San Jose
Meet 1st Thursday of month @ 7pm
They have had 2 recent applications: 500 Montgrove Pl for a fence (work has been completed)
520 Montgrove Pl for a patio
No problems with either, they were both approved.

He reported that neighbors are still complaining of illegal projects going on and addressed the board with the question of how to have residents check to see if projects have approval.

A link on the website under ARC was discussed. Listed would be address, what the approved project is and a start date.

Buck suggested that we put another comment in the newsletter for homeowners to remember to get permission from ARC before any work is begun on exterior of home.

Manny will e-mail webmaster and board members when any applications are approved.

The board discussed the need for the regulations concerning this matter to be put in lemans terms in a pamphlet.

Kim Clark commented she thought Rhee was looking into constructing such a pamphlet. Rhee said it was a large undertaking and suggested a committee to be formed to complete that task. Kris Milstead offered to create something.

Manny also suggested that with this new year we stay tight with the fines and impose them quickly after violations with projects and yard keeping.

- Clubhouse Committee - Al Servicky not present, Rhee was reporting on behalf.
 1. Paving bricks from parking lot by lake onto porch need attention. Christys replaced them once but they are uneven again causing a tripping hazard. Kris said it should be covered and she would call William Niblock about fixing or replacing with poured concrete to make wakway even.
 2. Tape in ceiling above fireplace coming up. Kris also said that should be covered by Niblock.
 3. He would like to purchase 12 8 Ft tables for the building and that the money was already in budget for that.
 4. Time Warner Cable has replaced the satellite for cable service in the building. Should not be any further problems with reception

- Garden Club - Pam McVicker not present, Harriet Pinion to report on behalf.
 1. The garden club no longer wishes to be a line item at board meetings.
 2. Would like some financial support next year with Holiday decorations
 3. Not enough interest in the yard of the month program so they will not go forth with that

- Landscape Committee- Ted Cisine
 1. Ryan section irrigation project almost complete. Waiting for city to set water meter to finish things off.
 2. Buck Reese questioned over spending of \$4,380 spent on project.
 3. Ted and Scott from Woodlands confirmed a \$1000 credit for changes made to system that decreased cost. Also an additional \$1500 was spent to tap into irrigations lines and place sprinkler heads by the beds.
 4. Ted also reminded board that they anticipated the original cost to be about \$3,000 over what the actual would end up being. Also, the money that was not going to be used to plant flowers this winter was going to be pushed into this project.

5. The city confirmed that the water meter in the new pump house is an electronically read meter. Therefore we can put a lock on the pump house
 6. Buck suggested we have someone clean out weeds and debris in pump house before lock was placed on it. Scott and Ted both agreed to have that done and to set the lock.
 7. Muskrat problem on lake: Ted was not aware of this problem. Kris had already contacted Critter Control for \$250 they will come out and set traps in the lake and \$99 charge for each muskrat caught.
Motion to put traps out unanimous.
 8. Ted would like to be notified of homeowners that have been issued letters from Kris . Kris will cc Ted as well as board members with those house numbers.
 9. Cobblestone Resident Jim reported that Anthony has a currents water sample from the well and will test it at his facility at no cost to the HOA. Suggested drawing another sample to take to a different lab that would charge \$60 to test for Ph & iron levels. Manny suggested doing this with a simple pool kit.
- Social Committee – Janita Linker
 1. Met with Sherise to go over her duties, will begin working on the new directory and the welcome committee.
 2. December events were the visit with Santa, the Christmas party and the progressive dinner. All went well. The exception was with the progressive dinner where 80 were signed up and they had 14 cancel leaving host houses with less for the main course in particular. Sherise went out of her way to purchase and cook food for these houses spending money out of pocket. Janita suggested the board reimburse her for the \$203 she spent.
 3. Buck motioned to get receipts from her and reimburse her. Todd Carte and Kim Clark seconded the motion.
 4. Social Committee meets the week after the board meetings.
 5. Suggested a small get together at Clubhouse to honor people who have helped Social Committee and possibly a gift for their hard work and especially something for Sherise.
 6. Board discussed a gift card then though that would be setting precedence. Perhaps a plaque for Sherise like the one for Bob Brooks? The discussion was tabled.
 - Neighborhood Watch – Scott Wauters not present, Todd Carte Reported on behalf

1. Scott has divided the neighborhood into sections that still need signatures from residents. Todd handed out a section to each board member for them to collect these needed signatures.
- Notification of Violations
 1. Chrysler parked in lot by pool was in fact stolen, the chevy Van parked there was a person visiting her sister in the neighborhood. Buck reported that if we see a car illegally parked to contact the police. They will come out and track down the owner and call them and warn them that the car will be towed. In most cases this will take care of things without further involvement by the HOA.
 2. The lost pet signs cannot be posted on any city street sign, it is a city violation. As an alternative residents can distribute flyers in mail rounders.
 3. For sale signs can only be placed on weekends, outside neighborhood and for a maximum of three days.

 - Review and acceptance of December Minutes. Motion approved

 - Financial Report - Buck Reese

As of December 31, 2007
Accounts Receivable (Dues) is \$2, 739.56 or a reduction of \$2,000 from 2006.
We had net income for the year 2007 of \$2,560.96.
We had a gain of total equity in 2007 to \$85,171.19 from \$78, 024.38 from 2006.

 - Meeting adjourned 9:15pm