

Laurel Park HOA Meeting
November 11, 2008

Concord Fire dept. - Keith Fitch

- Concord 101 which is a 13 week course about every aspect of how city is run, will be held starting around Jan 1. He will let us know exact dates for anyone interested in attending.
- All residents need to know that there is absolutely no discharge of firearms in the city limits. If you hear the sound of what you think might be a gun call 911 immediately.

ARC Committee

- Nothing to report. Resident asked if the ARC committee takes place of city inspector and the answer is no. The ARC is only here to enforce LP HOA covenants.

Clubhouse

- Everything is going well nothing to report

Landscape Committee

- Flowers will be planted and Laurel Park granite will be in this week
- One homeowner had a question about a street tree that got leveled near his home and Mr. Christy said he would replace it and never did. Ted said he did not know anything about it since it was from a few years back but he would be happy to come by and look where it should be and try to get it replaced if not now, maybe in the spring.
- Rest of the street trees will be planted between this week and next.
- Problem with the pump house in the back new section. We are aware of it and Woodlands is working on getting it fixed

Long Range Planning

- The board had voted to remove the well house filtration system and get our money back because the sidewalks are still getting stained. The LRP committee suggests we wait on that to check on the cost of cleaning and sealing before we do that.
- Trying to get a hold of the woman from the city regarding the drainage problem between phase I, II in Cobblestone.
- The new contractor for the Cobblestone area will be available to meet residents next Tuesday to answer any questions. Contact Jim Radlein for more info.
- Pine needles will be done 1st week of December as well as pruning. Woodlands had asked that residents that do not want shrubs touched to put an orange ribbon on those shrubs.

Social Committee

- Santa will be coming to Laurel park on December 8 from 6-8pm. Parents are welcome to bring cameras for photos.
- Lots of residents have been returning their information for the directory. Please note that if you were in the last directory that does not mean you will automatically be in this year's! You must give your information to Amy Reiss if you want it to me in this directory.
- We did check with our attorney and it is illegal for us to put a resident's information in that does not submit it themselves.
- Turkey trot planning is going well. They already have over 75 people. Thank you to Brenda Thomas for organizing that.

Neighborhood Watch

- Everyone is doing well compiling names for their streets. The purpose is so that the block captain has everyone on the street's information so they can be informed if there is something going on wrong in the neighborhood. The block captains meet with the Concord PD to get tips and info to share with the neighborhood.
- Air Rifles are still a problem in Laurel Park. IF anyone sees these kids wandering the streets carrying these or any type of weapon please call 911 immediately.

Financial report

- There is a freeze on all expenses right now. We are NOT in financial trouble we still have CD's and equity. The dues will not be going up.
- This year the HOA has incurred significant expenses due to the fact that Niblock deeded common areas to the HOA without telling us. Therefore when we passed a budget last year these costs were not in it. As a result we have had to pay out thousands of dollars to maintain these areas particularly the two back entrances. That is what has put us in this current situation.
- The 2009 budget will reflect the need to maintain these areas and the funds to do so.
- The 2009 Budget has been presented by mail to all residents. Any residents with concerns were asked to come to the November meeting. There were 21 residents there out of all Laurel Park and Cobblestone. And only 1 had signed up ahead to speak. Therefore this budget is considered ratified and will go into effect Jan 1st. We will take into consideration any residents opinions regarding the budget. The Board has been elected by the neighborhood and the sub committees have been chosen to work in the best interest of the neighbors to maintain our property value. That is what we all strive to do.
- We will strive to reserve 4% of our income for long range repairs however if we need to make emergency repairs in the mean time we will do so.
- Landscape contracts have been negotiated for 2009. Pine Needles, mulch and annuals can be contracted out if we find a better price than what Woodlands can offer.
- Pool budget amount was decreased from last year because the management company looked at the data from last year and cut lifeguard hours to reflect what is needed for this year.
- One homeowner asked how we forecasted how many homes would sell in '09. We looked at the data from this year and just made our best estimate considering the economy. We feel we were very conservative in the number.

Meeting adjourned at 8:10pm

BOARD MEETING AGENDA NOVEMBER, 11TH, 2008

EXECUTIVE SESSION AGENDA

1. **OLD OR UNFINISHED BUSINESS:**

- Resolution of the \$2,853.90 in property tax bills from the city and county.
 - Management company was able to get the tax bill to be removed, therefore we will not have to pay.
- Resolution of the \$7,618.78 that Niblock owes the HOA for class B lot assessments
 - Niblock has paid HOA money that was owed to us
- Well Filter
 - Agreed to wait to hear estimates on cost of cleaning, sealing and maintaining the sealer before the filtration system is removed.
- 2009 Budget discussion
 - Pleased with the current budget and voted to go forward with it for 2009

2. **NEW BUSINESS:**

- Financials – who is responsible for putting them on the internet? What is put on? When was the last time they were posted?
 - Harriett was not aware it was her job to do this and apologized. Herman management has agreed to forward the monthly financial statement to the webmaster in the future.
- Board Meeting Minutes need to be posted sooner.
 - Chrissy apologized for not being quicker. The board will respond to the minutes within 24 hours of them being sent to them and then they will be forwarded to the webmaster.
 - We are still looking for a secretary for next year.

FILE: LAUREL PARK HOMEOWNERS ASSOCI1014