

REGULAR MONTHLY LAUREL PARK HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING  
7:00 PM ON APRIL 14, 2009 AT THE CLUBHOUSE

**Meeting called to order at 7:00 PM by President Scott Wauters.** Other members present were Gerald Oliver, Bill Thams, Harriet Pinion, Dan Moseley, and Jennifer Beresh. Kris Milstead represented Herman Management. Manny San Jose represented the ARC Committee, Ted Cisine represented the Landscape Committee, and Jim Radlein represented the Long Term Planning Committee.

**Concord Fire Dept. - Keith Fitch**

- Litter Sweep is set for Sunday, April 26<sup>th</sup> at 1:00 PM at the clubhouse. Keith will provide gloves and bags.
- Neighborhood watch meeting is at 2:00 PM in the clubhouse.
- They captured the guys from the shooting in Carriage Downs.

**No Homeowners present with questions and concerns.**

**COMMITTEE REPORTS**

**ARC Committee**

- Looking into a shed in the neighborhood that was not submitted for approval. Board approved the letter to send to homeowners to address this.
- Are there any additional covenants since 2007?
- Roofing color is not our issue however homeowners should stay close to their current color.

**Clubhouse**

- Taking remaining wind screens down on the tennis courts.
- Rentals are down in the clubhouse.
- The roofs were inspected. The pool house has a hole in the roof. The repair on the pool house is \$325. Over picnic area is fine. 47 squares of shingles on clubhouse roof. Estimate of \$12,220 from a roofing company to strip down old shingles and re-do the roof. Insurance should cover this. First, will need to discuss with the insurance agent.

**Landscape Committee**

- Mediocre results with grass and weeds. Letters need to be sent early to the homeowners that need to mow their lawns.
- Back well pump – There was a Scott (not Greason) that called Eckland's Well Company. That company left the pump sitting out and it went missing. Morgan Well quoted \$1,900 to replace pump. Recommendation is to put the pump in now rather than later due to grass and flowers growing season.
- There will be only 1 spreading of pine needles - probably around June.

**Long Range Planning**

- With the well by the pond – either tomorrow or Thursday the injection pump will be wired in to stop bacteria. Need to have the system running for about month before cleaning a few area of the sidewalk to test. The cost for the electrician is \$150.00.
- The well currently irrigates the old Cobblestone model. Should this water be cut off and they should start using city water? A note will be sent to the owning company, but we want them to be able to keep the grass and flowers looking nice.
- Not proceeding with engineering firm due to cost.
- What to do with old well cover in Torrington?

### **Social Committee**

- Looking for new chair.

### **Neighborhood Watch**

- Meeting April 26<sup>th</sup> at 2PM at the clubhouse. The police department will be here. Everyone is invited. Street captains need to attend.

### **Pool**

- Congress passed laws that pools must be fitted with new filter covers. Total cost for both pools is \$2,258. These must be in before the pools can open. A motion was made to change the filter covers, it was seconded and approved.

**March Minutes were approved via email.**

### **Financial report**

- Everything looking well. Some dues are outstanding. Some paid for the full year.

Niblock sold off the land where houses have not been built. This company that bought the land does have right to build on lots, but Niblock has 1<sup>st</sup> right of refusal and has the right to buy back lots.

**Open meeting concluded at 7:44 pm**

## **EXECUTIVE SESSION AGENDA**

### 1. **OLD OR UNFINISHED BUSINESS:**

#### - Cobblestone Drainage Issue.

- 2 issues – ditch dug needs to be straightened out, 3 houses are getting flooded.
- An engineer needs to be hired to create a report of what needs to be done to correct the problem. If it is around \$5000 for everything, then get it all done. If not do emergency repairs first. Then take all documentation that we have and take Niblock to small claims court to get the money back.
- Cabarrus county erosion control was involved and then Niblock went onto HOA property without board knowledge to try to stop the erosion, but it was not fixed correctly.
- The board needs to know the cost of the engineer so they can vote on this.

#### - Back well pump

- Motion made and seconded to spend \$1,900 to buy pump for the back well.
- Herman Management will draft letters with all of the facts with this issue and submit to Eckland Well and Niblock.

### 2. **NEW BUSINESS:**

#### - Late Dues.

- One house getting back returned to sender.
- Putting 30 day liens on houses.

Next Meeting Date & Place:

7:00 pm on May 12, 2009 at Laurel Park Clubhouse

Meeting adjourned at 8:04 pm