

REGULAR MONTHLY LAUREL PARK HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING  
7:00 PM ON JUNE 9, 2009 AT THE CLUBHOUSE

**Meeting called to order at 7:00 PM by President Scott Wauters.** Other members present were Harriet Pinion, Gerald Oliver, Todd Carte, Dan Moseley, and Laurie Buckelew. Ted Cisine represented the Landscape Committee, and Jim Radlein represented the Long Term Planning Committee.

**Concord Fire Dept. - Keith Fitch – did not attend**

### **COMMITTEE REPORTS**

- **ARC Committee discussed fact a few stone patios were approved. Some issues with front doors being painted in unapproved colors. Cobblestone homes had been previously restricted to “compatible” colors and cedar shake shingles. If homeowner want to change the exterior of his/her home must obtain permission. Manny will do a drive-thru and note any homes out of compliance.**
- **Clubhouse – rentals are up (graduations, etc.). Noted skateboards are not permitted in neighborhood.**
- **Landscape Committee – Cobblestone Park not being kept up to level of Cobblestone homes; light in gazebo burns 24/7. Model home is still being watered on Cobblestone’s homes’ bill. Well in back of neighborhood has 70+ zones and is running constantly. Landscape company may be skimping or using inferior and/or environmentally friendlier products – results less than satisfactory. Common areas should look better than they do. Landscape company doing a good job on Cobblestone homes -- this year they are cutting grass at a slightly higher and seemingly better height (3.5” seems perfect). Homes for sale are not receiving lawn maintenance and may be hurting homeowner values. HOA will go to city to inquire about builder’s responsibility and homeowners’ rights. No new expenditures to be incurred by committee, all expenses should be received by end of June. Area where Girl Scouts planted is blighted – ground was not properly prepared by landscape co. before planting. Well is sub-par – need to budget higher for landscaping in 2010.**
- **Long Range Planning – Jim Radlein reported on lake and fountain. Issue with bacteria, need to clean filter tanks this week. After 7-10 days will have water analyzed again (goal is 0 parts per gallon). Consider life expectancy of all wells, especially going forward.**
- **Social Committee – July 4<sup>th</sup> Parade to be held, prizes going to top 3 floats. End of school Ice Cream Social to be held June 18, 6:30-8.**
- **Neighborhood Watch – Rob Curth volunteered to be Crime Watch street captain for Wingrave St. Thank you, Rob!**

Pool –HOA insurance policy unwritten/unclear about \$1 million policy, suggestion made to add an umbrella policy. Currently we post a “Swim at your own risk” policy. Our current policy is standard with other neighborhoods’ pool policies. Playground insurance should be reconsidered too.

**May Minutes were approved via email.**

**Financial report**

- Budgets are in line (including Landscape Committee), but major expenses coming up. Well house expenses will be covered by warranty. Reserve fund still in tact. We have \$5,080 in uncollected dues for first half 2009 and leftover from 2008. Builder overpaid \$2,800 for lot assessments but this will cover rest of year. Have a lien on one house which represents about \$1,000. Get update from Herman Mgmt.

**Open meeting concluded at 7:55 pm**

**EXECUTIVE SESSION AGENDA**

1. **OLD OR UNFINISHED BUSINESS:**

- Cobblestone drainage issue: Met with engineer Brett Callum/Goodman? on June 8, walked length of tree buffer between Cobblestone 1 and Cobblestone 2. Engineer produced two reports. Handout with pix reveals remedial work done in March and April that Niblock appears to have worked. Area looks good, is keeping backyards in Southberry from flooding; southern end by Ashbury is an area still regularly flooding. Debris is clogging this drop-in, recommendation made to cover it.

Option 1: cheapest option is to dig a ditch and take it to the drop in. Option 2: dig open ditch and cover it -- channel it to existing storm water system. Option 3: Most expensive option would create a flared section, piping along tree buffer and tying into existing system. May or may not be able to get Niblock to pay (vs. facing small claims court). Board agrees to explore Option 3 and get costs. Board will take t Niblock to present opportunity. Board can vote by email.

There's another area with a watershed flooding several backyards. Engineer recommends to extend ditch by 50-60' and intercept a fair amount of water.

- Well Pump at back entrance: well was stolen? Chrissy to provide an update. All wells need to be re-looked at and given a life expectancy.
- Front Entrance Sidewalk: dissatisfied with condition of flower beds. Consider having Garden Club do plantings. Goal is to make it healthy, colorful, weed free. Plan for Fall. Suggestion made to replace current landscape company, possibly use vendor who's doing great job in Cobblestone. Jim R. to re-review bids and reconsider landscape vendor. (Smith does not do irrigation.)

Next Meeting Date & Place:

7:00 pm on July 14, 2009 at Laurel Park Clubhouse

Meeting adjourned at 8:20 pm