

**LAUREL PARK HOMEOWNERS ASSOCIATION
ANNUAL HOMEOWNERS MEETING
DECEMBER 18, 2006**

MINUTES

Bob Brooks called the meeting to order at 7:18 PM

Two main reasons for this meeting are to elect new board of directors and to approve the budget.

1. Resident's approval for number of 2007 and beyond Directors as proposed by the 2006 Board of Directors.

This is the first year the homeowners have control of the association.

The board can have 3 to 7 directors. The board is proposing that there be 5 members.

Why 5? Needs to be an odd number and 3 does not seem to be enough members for this size of a community. And the board received feedback from Herman Management as to what is the size of the board of directors in other communities.

Can there be a representative from every section? There is nothing in the covenants that specifies which area of the developments board members live in.

Others members can be appointed if needed.

There is a motion that there be 7 board members due to the size of our community.

Currently there are around 400 residences – 105 in Ryan about 90 in Cobblestone and the remaining in the Niblock section.

Bob called for a vote on having 7 board members going forward. The motion carried by show of hands.

2. Resident's approval of amendment to Article IV Section 2 of the Associations By-Laws to allow change from one year terms for directors to three years terms. 2007 Directors will be installed for terms of three years, two years, and one year to set up the appropriate turnover rate.

Term of board members... Current by-laws state that every member serves for 1 year. Then every year a new board of directors would need to be elected. There would not be any continuity. Most subdivisions have a staggered term. Therefore, 3 – 3 year term, 2 – 2 year term, 2 – 1 year term. This will start the cycle. Following this first vote, all others voted in will serve a 3 year term. If someone cannot complete his or her term, the board would appoint someone to complete that person's term.

The directors are elected and then the board decides who will hold which position.

The proposed changed was brought to a vote and the motion was carried by show of hands.

The board of director voting forms were distributed – one per lot of those who attended. Sixteen people have been nominated to be on the board.

Bob Brooks stated that it is important that there is representation from each section of Laurel Park. The by-laws do not require that each section be represented. Currently it is Niblock, Ryan, then Cobblestone for size order. When the development is completed it will be Niblock (approximately 405), Cobblestone (approximately 160), then Ryan (approximately 105), for a total of approximately 670 homes.

There is a quorum present to have a vote. To have a quorum there needs to be 10% of subdivision.

Each candidate has the opportunity to speak. The nominations for the board are as follows:

Marcia Bremser – Ryan
Bob Brooks – Cobblestone
Scott Grissinger – Niblock (Not present at the meeting)
Rhee Nelson – Cobblestone
Gerald Oliver – Ryan (Not present at the meeting)
George Propsom – Cobblestone (Not present at the meeting)
Buck Reese – Cobblestone
Jim Radlein – Cobblestone
Windle Ray – Cobblestone
Manny San Jose – Niblock (Not present at the meeting – wife spoke on his behalf)
Anthony Simmons – Niblock
John White – Niblock
Kim Clark – Niblock (Not present at the meeting)
Mark Georgevich – Niblock (Not present at the meeting)
Tim Roux – Ryan
Todd Moore – Ryan

Just because the term runs out does not mean that person cannot be re-elected.

The bylaws state nothing about how many board members need to be from which section. That is up to the voters.

3. Resident's approval of amendment to Restrictive Covenants Article 6.13 Maintenance. "Each Owner shall further maintain the yard and landscaping on his Lot in a clean and neat condition. And shall keep his yard mowed and landscaping trimmed so as not to be unsightly. **Grass and flowerbeds shall be maintained in a neat and orderly manner to appear as the grass has been mowed on a weekly basis and the weeds in the flowerbeds removed on a weekly basis. No plastic yard art (except temporarily displayed and timely removed holiday decorations) or landscaping material, which is visible from the street may be displayed or used on any Lot without prior written approval of the Architectural Committee of the Association...**" *(If HOA cannot change this under Developers authority, then this amendment will be circulated to the entire membership to obtain required 90% approval).*

This requires 90% approval to be changed. Kris Milstead with Herman Management will have the forms to sign. This does not apply to the Cobblestone section since their lawns are maintained by a landscaping company. We are trying to create a world class community and help keep property values up. Some areas are a disappointment. This will strengthen this part of the covenants and restrictions. The current statement is just too general.

4. Election of 2007 Directors

Ballots counted by Kris with Herman Management and Scott Greeson with Woodlands Landscaping.

5. Resident's approval of 2007 Association Budget

Before voting, Ken Henderson reviewed the updated numbers through the end of November. This will be available on the website in the next couple days. There is an increase of income of approximately \$15,000 (8%) from new houses and interest on CD's. We are under running considerably expenses due to estimating the budget for the new pool and clubhouse. Sound proofing panels that have been installed in clubhouse and the December spending is still not accounted for. Money will be spent in common area improvements in 2007. There are reserves for future community improvements.

There will be no change in the assessments.

How are we doing on dues? There are some that are in arrears. There are steps that we follow in collecting these. It is handled by Herman Management.

What is being done with out of control lawns? Herman management drives through the neighborhood at least twice a month. They then send letters and try to get the homeowners to take care of it. If it goes too long, the association will send out a landscaping company to take care of it. We just have to keep after them.

The approval of the 2007 budget was called to a vote. The 2007 budget was approved by a show of hands.

6. List of association accomplishments during 2006

Front entrance – changes cannot be made until the road is completely done. Niblock will pay for it. The lighting is only working on one side right now. Rhee Nelson heads up the subcommittee for the entrances. The schedule completion of the road is April or May. Ron Graham is the project manager for the road. He is very nice – they plan to have the traffic progression by January 1. There will first have to be a traffic light at Weddington and George Liles. The concrete in our entranceway is the design of the state. Until the road is done, it must stay. Then Niblock will have to petition to be able to change this.

Twice a year we have a litter cleanup day sponsored by the City of Concord. We are a recognized neighborhood which gives us some privileges, such as having a fire truck at this event. There were about 8 residents that participated this year. Next year hopefully more will participate.

Street trees were trimmed.

A swim team was stated.

There was a lighting package put on the pond fountain which was partially paid for by a city grant.

A Web site for Laurel Park residents was created

Dues did not increase.

Sound panels were installed in the clubhouse this week. Al Servicky was the driving force to get this done. Panels were installed by the company that Gary Mead (a resident) works for. You can now have a conversation in the clubhouse with a band playing. The social committee made suggestions on the rental agreement. Quick changes – to rent building there is a website. There is a form and a calendar. Be sure to put in for the date that you want ASAP. If someone books the date before you, there is nothing that can be done. Rentals will be for complete day. During the week day it will be \$75 with a cleaning option. On the weekend it will be \$150 which includes professional cleaning.

The new pool opened

Trees were planting

Street toppers that designate Laurel Park were provided by the city.

7. List of association plans for 2007

Ryan common area improvements – which will hopefully partially be paid for by a city grant.

Finishing entrances

Continual improvement with clubhouse

Neighborhood watch.

Covenants change for yard improvements.

8. Additional Comments

A few in Summerford and Drummond have a book club Wednesday night Betty Clark – 664 Summerford

The whole section around Summerford Ct. is having issues with flooring. Hardwood is cupping. The only way to really fix it is to take it out. If you are having this issue, you are not alone. If you moved in about 9 months ago up to the last year, take a look at your hardwoods. There is strength in numbers. Contact Betty Clark (704-786-1464) if this is happening to your floors.. Dampness in crawlspace will affect hardwood floors.

Newsletter has information on crime, but is there an update or pattern? Keep garage doors closed and cars locked. Watch new construction areas. Concord Police comes to the board meetings. Our zip code is one of the safest around, but don't let your guard down. Police do respond quickly.

Al Servicky – thank you to the social committee and to the board of directors

There are committee signups and a neighborhood watch signup are in the entrance

Is there anything new with speed bumps? This can be brought up to the new board of directors. This has not been pursued because there seems to be many residents who do not want speed bumps.

Lawn Care – no plastic yard art – no artificial flowers.

Pool deck lighting – there is a sign up sheet for a petition to add deck lighting to both pools. This will be on the agenda for the next board. It will cost \$19,000.

2007 Board of Directors

Bob Brooks
Manny San Jose
Kim Clark
Rhee Nelson
Buck Reese
Anthony Simmons
Tim Roux

The 1st board meeting January 15th at 7:00 PM at the clubhouse.

9. Meeting adjourned at 8:44 PM.