

**CURLEW LANDINGS HOMEOWNERS ASSOCIATION, INC.**  
**BOARD MEETING MINUTES**  
**NOVEMBER 16, 2006**

**Roll Call – Quorum Established**

The meeting was called to order at 7:00 p.m. Board Members present: Debbie Beaty, Manny Borg, Karin Daley, Tom Serridge, Rick Simon, and Alan Sinclair.

**Minutes:** The minutes of the October 19, 2006 were presented for approval at this meeting. It was moved by Tom Serridge, seconded by Karin Daley, and carried with a 6-0 vote to approve the minutes of the November meeting, as submitted.

**Treasurer:** Tom Serridge presented the financial report, stating that the total between checking and reserves is \$44,464 --\$10,000 of that placed in a CD bearing a 4.5 % interest rate. Tom reported that \$3,500 was spend on repairing the heat pump for the hot tub. It was moved by Karin Daley, seconded by Alan Sinclair, and carried with a 6-0 vote to approve the report and file for audit.

**Old Business**

Debbie Beaty reported that the annual party was deemed a success and that a good time was had by all. A note was received from Becky & Abe Bodenstein thanking the Board for another good party.

The website will now be taken over by a new resident, Graham Blundell, now that Gail & Ken Lang have moved from this area.

**New Business**

It was reported that the discussion at this month's workshop was concerned with the 2007 budget. Tom reported that Citizens is asking for an increase which will make our insurance \$136,500, as of this date and a possible additional increase in the premium by August 2007. The Board discussed that \$282,000 is currently received by through the monthly association fees, leaving a shortage of \$71,000. A lengthy discussion followed as to how this shortage will be covered, i.e., a substantial increase in the monthly fee or a smaller increase combined with a relatively low assessment. It was moved by Karin Daley to increase the monthly maintenance fee by \$25.00, making that monthly fee \$275.00, effective January 1, 2007: Tom Serridge seconded this motion and it was carried with a 6-0 vote. This will increase the treasury by \$28,200. The Board decided that when the next insurance bill comes in for year 2007, or as soon as the Board receives an indication regarding the potential of an increase in the general insurance, a special meeting will be called to discuss all options with homeowners.

Due to the importance of receiving the maintenance fees promptly, the Board expressed their concern that the late fee policy needed to be strengthened. It was moved by Tom Serridge, seconded by Rick Simon, and carried with a 6-0 vote to increase the late fee from \$15.00 to \$30.00 for any payment – maintenance or assessment – not received within ten (10) days from the due date. It was moved by Tom Serridge, seconded by Karin Daley, and carried with a 6-0 vote that when a payment – maintenance or assessment – is received 30 days beyond the due date, the matter will be turned over to the attorney to take appropriate measures, i.e., lien on the respective unit.

**Audience**

Lois Bavlish asked if, after getting a price, sliding doors could be replaced as a group to cut the cost. It was suggested that this be placed on the website to see if there is any interest in pursuing a “group purchase” – at each owner’s individual expense.

Fines were discussed in order to enforce the section in the by-laws that renters are not allowed to have pets.

There being no further business to be brought before the Board, it was moved by Alan Sinclair, seconded by Manny Borg, and carried with a 6-0 vote to adjourn the meeting – meeting adjourned at 8:05 p.m.

Respectfully submitted,  
Karin Daley, Secretary  
December 20, 2006