

CURLEW LANDINGS HOMEOWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
DECEMBER 20, 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, and, Rick Simon. Absent: Alan Sinclair.

Minutes: The minutes of the November 16, 2006 meeting were presented for approval. It was moved by Tom Serridge, seconded by Manny Borg, and carried with a 5-0 vote to approve the minutes, as submitted.

Financial Report

Tom Serridge presented the financial report, stating that there was a balance of \$51,598 with \$10,000 of that in a CD. Tom reported that all assessments have been paid, as well as any late fees that were due. Tom also reported that there were three outstanding maintenance fees yet to be received as of this date. It was moved by Karin Daley, seconded by Manny Borg, and carried with a 5-0 vote to approve the report and file for audit.

Old Business

Tom reported that the proposed 2007 budget is presented with an approximate deficit of \$35,000 due to the estimated cost in insurance. The Board agreed to wait until the actual policy premium is received to act on a plan to attain the monies needed for this budget line item. Board Members discussed the possible need for an assessment to cover the increased cost, i.e., \$550 from each homeowner spread out over a few months would result in \$51,700 to the treasury. With the increase in Maintenance Fees to \$275 per month per homeowner, the proposed budget for 2007 indicates a proposed income of \$316,200.00 and a proposed list of expenses totaling \$350,550.00, with the understanding the insurance premium will impact that proposed expenditure column. **It was moved by Karin Daley, seconded by Manny Borg, and carried with a 5-0 vote to approve the 2007 budget, as proposed.** Letters explaining the increase in maintenance fees and coupons for the 2007 were prepared for the mailing to homeowners and will be mailed on December 21.

Tom reported that residents who received letters expressing the Board's concerns regarding various issues were mailed out and that the Board has now received appropriate responses.

New Business

Tom reported that there has been an increase in our utilities bill of \$534 which brings our annual projected expense to \$6534.

Audience Input

John Bavlish suggested that the Board may want to research the splitting of our insurance bills between two companies, i.e., wind & storm with one company and remaining factors with another. Board agreed to look into this possibility.

Bill Brennan expressed his concern that his neighbor on Hanover had widened his driveway without asking his permission. Mr. Brennan also stated that he felt that the Board should not approve a change to a unit without first receiving permission from the neighbors on either side of the unit in question. Debbie

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Beaty stated that all work orders that align with approvals previously given by the Board will continue to be approved in the prescribed manner. Debbie stated that she did not see how the Board could change their direction to now pass their responsibility to the homeowners – stating that could allow for the opportunity for unfairness and personal feelings to set the course, rather than the direction being determined by the board of directors.

There being no further business to be brought before the Board, it was moved by Rick Simon, seconded by Tom Serridge, and carried with a 5-0 vote to adjourn the meeting -- meeting adjourned at 7:37 p.m.

Respectfully submitted,
Karin Daley, Secretary
January 18, 2007