

CURLEW LANDINGS HOMEOWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
JULY 19, 2007

Roll Call – Quorum Established

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

Minutes: It was noted that a meeting was **not** conducted in the month of June due to the lack of a quorum. The minutes of the May 17, 2007 meeting were presented for approval. It was moved by Tom Serridge, seconded by Rick Simon and carried with a 4-0 vote to approve the minutes, as submitted.

Financial Report

Tom Serridge presented the financial report, stating that there was a balance of \$63,000 with \$10,000 of that in a CD. Tom reported that the CD comes up for renewal at the end of the month; that we made approximately \$300 during this period; and, that, with the Board's permission, he will place that full amount back into a CD at almost the same interest rate, last one being 5.3%. It was moved by Rick Simon, seconded by Alan Sinclair and carried with a 4-0 vote to approve the report and file for audit.

Old Business

Tom reported that the report thus far from the insurance agent is that our insurance premium will come in \$5,000 below last year's premium. Tom also reported that with the agent's help he has found a way to get all the roofs inspected to determine the type of tie down – possibly being able to save further on the insurance premium if the it meets certain government guidelines. The cost for the inspection will be \$800 --- if roofs do not meet the requirement, the fee will be returned. Tom reported that all news thus far is very positive regarding the insurance.

New Business

Tom reported that the renter at 645 Drake has a dog and that the owner of this unit is aware that this is a violation and has verbally accepted the fact that she will be fined. The owner has also assured Tom that once the present lease is up, either the renter will have to get rid of the pet before a new lease is signed or the owner will not renew the lease and find a renter who does not have pets, in order to comply with the rental application, etc. The Board will ask for a copy of the present lease in order to monitor the timeline for change.

Letters went out on July 11, 2007 to notice all homeowners of existing violations and/or changes that must be made prior to July 27, 2007, i.e., commercial vehicles (those advertising a business) parked on property, torn patio screens, more than two (2) pets, etc. Those areas of infraction not corrected by 7/27/07 will result in fines being assessed to homeowners. With regard to screens, if a homeowner does not correct by given date, a fine will be assessed to be paid within 15 days and arrangements will be made by the Board to contract the improvement with the owner being billed full amount of repair. If necessary, the attorney will be brought into the process following no action by owner and again, all costs billed to the owner. Members of the audience added the following input: **Becky Bodenstein** – Expressed her appreciation to the Board for their actions to maintain the properties; asked the Board to do what they could to require owners to have their garbage pails out for the minimum time (morning to early evening of pick up days); and, stated that she had seen broken beer bottles around the pool and bottle caps in the pool the other morning and requested that the Board urge all residents to shut and lock the pool door upon their departure. Board Members discuss the possibility of purchasing three (3) locks for the three entry points

into the pool providing a second method of locking the pool during the “closed” hours. These locks would be put in place and locked at a certain time each evening by a board member and unlocked in the morning at 6:00 a.m. by the same. Further discussion will take place at a workshop. **Elizabeth Knox and Kim Beaty** offered additional comments supporting the direction the Board is taking. **Kim Beaty** stated that he has made contact with Animal Control and found that if we can supply them with the name and address of pet owners who are not complying with not just our rules but those of the city – pets on leashes and pet waste removed by owner – they will make one courtesy visit and then fine the owner according to the County laws on subsequent visits. **Becky Bodenstein** asked the Board to see if we could get a police/sheriff officer to drive through our neighborhood periodically to add an extra measure of security. The Board will look into this.

The Board thanked Nancy & Alan Sinclair for another good newsletter.

Tom reported that the pump on the spa needs to be replaced and that the motor has been fixed.

Alan Sinclair asked if the Board wants to talk about restrictions for use of the clubhouse. This issue will be taken up at the next workshop. Workshops will resume in September.

Audience Presentations

Kim Beaty suggested that the Board look into video surveillance cameras for pool area. This will be discussed further in an attempt to deter further or additional misuse of this area.

Becky Bodenstein suggested that the Board consider moving more money into a CD, one that would still offer accessibility by the Board within a short period of time.

There being no further business to be brought before the Board, it was moved by Alan Sinclair, seconded by Rick Simon and carried with a 4-0 vote to adjourn the meeting -- meeting adjourned at 7:50 p.m.

Respectfully submitted,
Debbie Beaty in the absence of Karin Daley, Secretary
August 16, 2007