

CURLEW LANDINGS HOMEOWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
AUGUST 16, 2007

Roll Call – Quorum Established

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

Minutes: The minutes of the July 19, 2007 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 reported that our combined balance is \$66,708, of which \$10,769 has been rolled into a new CD for 6 months at 5.3%. Tom reported that the HOA made \$769.00 during the last 1-1/2 years that the \$10,000 was placed in CDs. Tom also reported that \$17,000 was paid out to cover our first insurance premium. It was moved by Alan Sinclair, seconded by Manny Borg and carried with a 5-0 vote to approve the report and file for audit.

Old Business

Debbie Beaty reported that the letters were sent regarding infractions, i.e., number of dogs, torn screens, trash on patios, etc. Tom reported that nothing had been done regarding the screens at two units and that the Board had received a letter from Gene Ray to say that the “three dog” situation at their residence was only temporary and that they will be down to two dogs very shortly. Tom also reported that the O’Keefe car is now being kept in the garage at that residence; that the renter on Walden still has a company sign on his car; and, that Mr. Kotovsky has not responded to the violations associated with his residence. The Board will continue to rectify these issues with the owners.

Tom reported that we have saved the HOA \$7500 in insurance premium by investing \$800 into having the roofs inspected for tie downs.

New Business

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

Tom reported that the spa pump needs to be replaced.

Debbie stated that Tom uses his personal vehicle to accomplish much around Curlew Landings, including pulling tree trunks, etc., Debbie questioned whether the Board was interested in providing some level of a monthly car allowance to cover gas, repairs resulting from the wear & tear he puts it through in our interest. Tom expressed his lack of interest in receiving such a reimbursement; however, the Board would like to discuss this further.

Board Members discussed whether we should schedule the Annual Homeowners Party again this year. Discussion followed and it was decided that we should proceed with the planning. The date of October 27 was discussed and using a Halloween theme. This will be discussed further at a workshop. *(At a subsequent workshop, this date was changed to November 10.)*

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Audience Presentations

There were no presentations from the audience.

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

Respectfully submitted,
Debbie Beaty in the absence of Karin Daley, Secretary
September 20, 2007