

**CURLEW LANDINGS HOMEOWNERS ASSOCIATION, INC.**  
**BOARD MEETING MINUTES**  
**DECEMBER 20, 2007**

Meeting was called to order at 7:00 p.m. Present: Debbie Beaty, Manny Borg, Karin Daley, Rick Simon, Alan Sinclair and Tom Serridge.

**Approval of Minutes**

The minutes of the November 15, 2007 meeting were presented for approval. It was moved by Rick Simon, seconded by Alan Sinclair and carried with a 6-0 vote to approve the minutes of the November 15, 2007 meeting, as submitted.

**Finance Report**

Tom Serridge presented the financial report, stating that the total between checking and reserves is \$51,710, of which \$10,769 is in a CD. Tom reported that Rick Simon, being the realtor handling the sale of 535 Walden Court, has picked up a check for the final amount due to the HOA by the previous owner, the seller of this piece of property. It was moved by Alan Sinclair, seconded by Manny Borg and carried with a 6-0 vote to approve this report and file for audit.

**Old Business**

Tom Serridge reported that the new trash receptacles are now to be delivered after the first of the year.

Rick Simon stated that we haven't experienced any problem with improper use of the pool/spa area. Therefore, the Board has agreed to delay the implementation of the additional locks until such violations call for the extra measure.

**New Business**

Tom Serridge reported that the letter sent to the owners of 613 Duchess resulted in the receipt of the necessary rental application, the application fee and the fine resulting from the lease of such property without following proper procedures.

Debbie Beaty reported that a child approximately 10 – 12 years old was observed skateboarding on Walden Court and, when approached, stated that he lives here. Debbie stated that when she informed him that he was not allowed to skateboard on the property, the child showed disrespect and continued on using the skateboard. If this is action is repeated, action will be taken to locate his parent/guardian and proceed with warnings and fines.

Tom reported that there is a new owner of 535 Walden Court, William Williams.

Tom presented the proposed budget for approval by the Board. This budget reflects increases in water/sewer, garbage, cable, etc., thus the increase in the monthly maintenance fee of \$20, bringing that total monthly fee to \$295.00. It was moved by Karin Daley, seconded by Manny Borg and carried with a 6-0 vote to approved the proposed budget for 2008. Notification and coupons will be mailed to homeowners.

**Audience Presentations** -- None

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 4-0 vote to adjourn the meeting – meeting adjourned at 7:20 p.m.

Respectfully submitted,  
Karin Daley, Secretary      January 17, 2008