

CURLEW LANDINGS HOMEOWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
JANUARY 17, 2008

Meeting was called to order at 7:21 p.m. Present: Debbie Beaty, Manny Borg, Karin Daley, Rick Simon, Alan Sinclair and Tom Serridge.

Approval of Minutes

The minutes of the December 20, 2007 meeting were presented for approval. It was moved by Rick Simon, seconded by Manny Borg and carried with a 6-0 vote to approve the minutes of the December 20, 2007 meeting, as submitted.

Finance Report

Tom Serridge presented the financial report, stating that the total between checking and reserves is \$47,000, of which \$11,032 is in a CD. Tom reported that a lien was filed on January 4, 2008 for 2374 Hanover. It was moved by Karin Daley, seconded by Alan Sinclair and carried with a 6-0 vote to approve this report and file for audit.

Old Business

Debbie Beaty reported she found non-residents using the pool & hot tub area while walking her dogs at 5:30 a.m. one morning. Debbie provided the tag number and description of the two adults and a report was filed. A letter was sent to the owner of the vehicle driven by the female. Homeowners are asked to be aware of their surroundings and report to the Board any similar incidents.

New Business

A letter submitted by Virginia Hanson was discussed by the Board regarding an on-going problem with a water leak. Virginia's neighbor, Don Blackburn, stated that he believes it is an exterior wall problem. Tom Serridge and Manny Borg will follow up on this concern.

Alan Sinclair mentioned a potential problem with the shut off valves in his building. Tom Serridge will follow up on this concern. If valves need to be replaced, a precedent has been set that the HOA and the individual homeowners split the cost of replacing the valves.

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 7:40 p.m.

Respectfully submitted,
Karin Daley, Secretary
February 21, 2008