

CURLEW LANDINGS HOMEOWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
OCTOBER 16,2008

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

Approval of Minutes

The minutes of the September 18, 2008 meeting were presented for approval. It was moved by Tom Serridge, seconded by Alan Sinclair, and carried with a 4-0 vote to approve the minutes of the August 21, 2008 meeting..

Finance Report

Tom Serridge presented the financial report, stating that the total between checking and reserves is \$40,000, of which \$10,000 plus is in a CD. It was moved by Manny Borg, . seconded by Alan Sinclair and carried with a 4-0 vote to approve this report and file for audit.

Old Business

Tom Serridge reported that the Board received a response from homeowner Matt Richards apologizing for his delay in responding and for placing the satellite dish without receiving permission from the Board. Matt assured the Board in this letter that a better location will be identified for the dish and that it will be moved.

The Board has not received a response from the residence of Kosterlitz and Bottone and that it is being reported that the dogs are still running loose over on Hanover. A copy of the letter and notice of fine will be sent - should a response not be received, the fine will be doubled.

Tom reported that back maintenance fees and fines have not been received from Wiezorek. If not received by end of this month, this matter will be turned over to our attorney.

Tom reported that we have received responses from fifty (50) of the ninety-four (94) residents regarding the hard-wired smoke detector letter and form.

Board Members and homeowners present agreed that the annual party should be scheduled.

Party is scheduled for November 8 - Karin Daley has agreed to coordinate this.

New Business

The Board needs to schedule a session to work on the proposed 2009 budget. Tom briefly reviewed the expenditures and the need to increase the budget, i.e., repair work to pool/spa area, possibly upgrading lighting, need for new drains and resealing of streets. Tom reported that he is receiving bids for the street sealing project. Board Members discussed whether the budget should be increased to handle these two items; or, whether a small assessment should be administered. It was moved by

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Manny Borg, seconded by Alan Sinclair and carried with a 4-0 vote to bring to the membership a proposal for a \$200 per homeowner assessment to fund both projects. This would bring an income to the HOA of \$ 18,800. This will be discussed further by the Board at the next workshop and then voted on at the November 20 meeting.

Presentations From the Audience

Kim Beaty complimented Tom on the improvements made and the addition of palm trees. Abe Bodenstein questioned whether any homeowners were in arrears with their monthly assessments. Tom responded that we are pretty much up-to-date, with the exception of the one mentioned earlier.

Becky Bodenstein questioned when the pool was refurbished last. Tom responded that work was accomplished on the pool seven years ago and that we are looking at an approximate cost of \$12,000.

New homeowner, Ryan....., will complete a work order to have some trimming done on trees in his area.

There being no further business to be brought before the Board, it was moved by Tom Serridge, seconded by Alan Sinclair and carried with a 4-0 vote to adjourn the meeting.

Meeting adjourned at 7:28 p.m.

Respectfully submitted,

Debbie Beaty - in the absence of Karin Daley, Secretary
November 20, 2008