

CURLEW LANDINGS HOMEOWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
FEBRUARY 19, 2009

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

Approval of Minutes

The minutes of the November 20, 2008; December 18, 2008; and, January 15, 2009 were presented for approval. It was moved by Rick Simon, seconded by Tom Serridge and carried with a 7-0 vote to approve the minutes, as submitted.

Finance Report

Tom Serridge presented the financial report, stating that the total between checking and reserves is \$45,300, of which \$10,000 plus is in a CD. Tom reported that this amount includes the first payment of the assessment from all but 15 homeowners. Tom also reported that the road sealing project came in at a total cost of \$3,980 and that the contract for the pool/spa repair is \$12,900 for resurfacing and installation of safety measures/drains. It was moved by Karin Daley, Manny Borg and carried with a 7-0 vote to approve this report and file for audit.

Old Business

A draft letter to homeowners and a form to be completed regarding the mandatory reporting/installation of hard-wired smoke detectors on all levels of each unit was presented to the Board for approval. The draft letter was approved and will be finalized and mailed to homeowners.

New Business

A revised list of HOA board members will be posted outside the office, as well as on the web. Tom has requested that our insurance agent attend the next workshop to respond to questions related to our policy requirements. This is in response to a request submitted by a homeowner to have our buildings insured to 100%. Neil Winter and Suzanne Gregoire presented comments of concern that their mortgage lender was insisting on higher flood insurance coverage. This will all be discussed with our agent at the March workshop.

Presentations From the Audience

Suzanne Gregoire requested that mowing not be done in the late evenings. James Barrow requested direction from the Board as to how he may proceed with repair work on pest-damaged areas. The Board emphasized that any re-do must ensure that the exterior appearance remain consistent.

There being no further business to be brought before the Board, it was moved by Alan Sinclair, seconded by Karin Daley and carried with a 7-0 vote to adjourn the meeting – meeting adjourned at 7:38 p.m.

Respectfully submitted,
Karin Daley, Secretary – April 16, 2009