

CURLEW LANDINGS HOMEOWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
MAY 21, 2009

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

Approval of Minutes

The minutes of the April 16, 2009 meeting was presented for approval. It was moved by Tom Serridge, seconded by Alan Sinclair and carried with a 6-0 vote to approve the minutes, as submitted.

Finance Report

Tom Serridge presented the financial report, stating that the total between checking and reserves is \$28,700, of which \$10,000 plus is in a CD. Tom reported that the \$200 assessment has now been received in full by all except one homeowner who still has a \$65 balance owed. It was moved by Karin Daley, seconded by Alan Sinclair carried with a 6-0 vote to approve this report and file for audit.

Old Business

Tom updated the Board on the insurance premium coming due in August. It looks like we could experience an increase, but no more than 10% on our major policy and a decrease in the flood insurance coverage.

Tom reported that the replacement of a beam and siding is almost complete Frank Redl 2387 Hanover Drive.

New Business

John Bavlish suggested that the Board not conduct regular meetings during the summer months of July and August. Board Members discussed this option and, considering that many members will be away from the area during some portions of these two months, agreed to do so and took the following action: It was moved by John Bavlish, seconded by Alan Sinclair and carried with a 6-0 vote to conduct a regular meeting in June, cancel the same for July and August – and, resume the regular meetings in September.

Debbie Beaty requested agreement from the Board to install a railing along the stairs leading from the pool to the clubhouse and restrooms as a safety measure. Discussion followed and agreement was reached to do so.

Presentations From the Audience

The question was presented whether we still have a two-pet limit in the by-laws. The Board responded in the affirmative. It was reported that the owners of 634 Duchess has been seen by multiple homeowners repeatedly walking 3 dogs – two black and one white. A letter of warning will be sent to this homeowner with a request that they make contact with the Board with an explanation and their plan to comply with the by-laws.

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A request was made to remind all pet owners that their pets are to be on leashes at all times when the dogs and cats are outside.

The issue of doorbells being rung at late evening and early morning hours at multiple homes was discussed. It appears it could be some teenage boys that were seen by the fountain area on Walden. Appropriate steps will be taken, should this continue, to identify whoever is doing this and take necessary disciplinary steps.

There being no further business to be brought before the Board, it was moved by John Bavlish, seconded by Alan Sinclair and carried with a 6-0 vote to adjourn the meeting – meeting adjourned at 7:15 p.m.

Respectfully submitted,
Debbie Beaty in absence of Karin Daley, Secretary – June 18, 2009