

CURLEW LANDINGS HOMEOWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
SEPTEMBER 17, 2009

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

Approval of Minutes

The minutes of the June 18, 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 \$28,000; that the insurance premium of \$13,000. Tom reported the following: Unit at 598 Walden is in foreclosure and that the owner is five months in arrears on maintenance fees; that the owner of 549 Walden has now paid the July and August maintenance fees – but, this amount has been handed over to the attorney since this issue is in his hands at this point; and, that utilities (water, sewer, garbage) is now costing \$8,000 per month. It was moved by Alan Sinclair, seconded by John Bavlish and carried with a 6-0 vote to approve the report and file for audit.

Old Business

Discussion took place that reports are being given to the Board that the owners of 634 Duchess continue to have more than two dogs; that they were notified of the violation; and, that a letter was received from the owner, minus the fine that was assessed for this violation. The letter from this resident was read aloud. Letters fining the resident will continue.

Annual party – It was decided that a party will be scheduled for November 14, 2009. In order to cut cost, it will be a potluck of sorts with homeowners bringing a dish or appetizer to share and their own liquor. The Board will provide soft drinks, water, dessert, paper products, etc. Music – Debbie will look into costs but consideration is given to just providing music through CD's. It was moved by John Bavlish, seconded by Alan Sinclair and carried with a 6-0 vote to allocate up to \$300 for this event.

A complaint was received regarding the garbage/trash around the front area of 549 Walden Court. This owner will receive notice.

New Business

The Board discussed the increase in the insurance premium and the fact that we have gone from 80% coverage to 100% coverage. This increase in premium will be approximately \$10,500. Tom also reported that we are soon going to have to replace the AC unit for the clubhouse and has estimated that cost to be close to \$5,000. The Board has to consider their method of covering these two costs, along with the increases to utilities, cable and electric. Debbie reported that we have received offers from management companies to just do our paperwork at a cost of \$1,200 per month and another offer to paint our buildings at a cost of \$140,000 --- recognizing the savings to the homeowners that the work performed by Tom Serridge and the fact that the Board operates, at no cost, the business of the HOA, accomplishes. All options for covering the increase in costs will be discussed at the next workshop with a recommendation brought to the membership meeting.

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The issue of 'for sale' signs was discussed. Letters were sent requesting two homeowners to remove large signs – both complied. The Board will look into the possibility of requiring real estate agents to use one sign type – metal framed – for all units placed on the market. This would provide uniformity and allow for a sign to be placed on the property, rather than only being permitted to be in the window of the respective unit.

Presentations From the Audience

No comments given.

There being no further business to be brought before the Board, it was moved by Alan Sinclair, seconded by Manny Borg and carried with a 6-0 vote to adjourn the meeting – meeting adjourned at 8:08 p.m.

Respectfully submitted,
Debbie Beaty in absence of Karin Daley, Secretary – October 15, 2009