

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

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

Approval of Minutes

The minutes of the October 15, 2009 meeting was presented for approval. It was moved by Tom Serridge, Manny Borg 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 \$24,470. Tom expressed concern that we have six homeowners that have not paid their maintenance fees as of this meeting, in addition to a foreclosure on one unit and another with a lien being placed on it. Our attorney is presently aware of the situation and actions are being taken, as appropriate. It was moved by Karin Daley, seconded by Manny Borg and carried with a 7-0 vote to approve the report and file for audit.

Old Business

Debbie Beaty reported that we had a great annual party; that all seemed to like the idea of bringing & sharing a dish; and, that the total cost to the HOA was \$379.00, a savings of \$621 over last year's cost. Appreciation was expressed to Alan Sinclair for providing the music.

Letters have gone out to homeowners of 549 Walden Court regarding the trash around the front area: This has been removed. The homeowners of 622 Drake Lane were informed that we need the names of those who are now added to that residence – information returned indicated that these are caregivers. Required paperwork is still required.

New Business

John Bavlish stated that our budget should be in good shape for the next two years with the \$20 increase in the monthly maintenance fee approved by the Board. An explanation of the increases to various HOA expenditures were presented during the meeting and included in the letter to homeowners. Concern was expressed by members of the audience as to whether the HOA will be able to recoup the maintenance fees that are not being paid. It appears that with a foreclosure, Curlew Landings HOA could possibly receive their payments once the unit is sold and the bank note is satisfied. If this unit goes into a short-sale, this may not happen.

The 50/50 project at the annual party provided a check sent to Hospice in memory of Ned Kitchens in the amount of \$140.00.

Presentations From the Audience

Screen on backside of Hanover unit was fixed by Tom Serridge.

Justin Narine mentioned he would like to install solar panels to heat water at his mother's home on Walden Court. The Board requested necessary paperwork and further diagrams and information on this product. Justin stated that other owners may be interested in doing the same, should this be approved by the board.

Curlew Landings Homeowners Assoc.
November 19, 2009 -- Page 2

Graham Blundell, our webmaster, suggested that we request e-mail addresses of all homeowners to use in alerting owners to upcoming events, emergencies, etc. A request for this information will be included in the annual letter to homeowners, explaining that the addresses will be given out or used for anything other than strictly condo-business matters. The letter will also include the maintenance fee coupons, the approved annual budget for 2010, etc.

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 7-0 vote to adjourn the meeting – meeting adjourned at 7:50 p.m.

Respectfully submitted,
Karin Daley, Secretary –December 17, 2009