

**CURLEW LANDINGS HOMEOWNERS ASSOCIATION, INC.**  
**BOARD MEETING MINUTES**  
**JANUARY 21, 2010**

Meeting was called to order at 7:19 p.m., following the Annual Meeting. Present: John Bavlish, Debbie Beaty, Manny Borg, Karin Daley, Tom Serridge, Rick Simon and Alan Sinclair

**Approval of Minutes**

The minutes of the December 17, 2009 meeting was presented for approval. It was moved by Tom Serridge, Alan Sinclair 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 \$24,700. Tom also reported that we are experiencing a monthly loss of \$1200 due to nonpayment of maintenance fees from the three homes now in foreclosure. Tom stated that the premium of \$8500 was paid for flood insurance. It was moved by Manny Borg, seconded by Karin Daley and carried with a 7-0 vote to approve the financial report and file for audit.

**Old Business**

Tom Serridge, John Bavlish and Manny Borg met with our attorney regarding the continuation of nonpayment of monthly maintenance fees by three of our homeowners. The Board agreed to move forward with filing foreclosures on three units on these three units. This directive will be given to the attorney. Foreclosure process will be updated in sixty (60) days and the next steps will be taken.

**New Business**

Due to the cold temperatures, a water line broke in the early morning hours this past Sunday. Appreciation was given to Tom and Manny for their efforts in repairing the pipes, thus saving the HOA from a costly repair.

**Presentations From the Audience**

Judy Leff thanked the Board for the swift action of taking down a tree that was in back condition.

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 7:28 p.m.

Respectfully submitted,  
Karin Daley, Secretary – February 18, 2010