

Laurel Ridge Community Association, Inc.

Board of Directors Meeting

January 8, 2009

Meeting was called to order at 2:00pm.

Members present: Tony Himmelspach, Richard Vehrs, Mike Colbert, Roger Williams, Deb McEniff and Barbara Lange.

Also Present: Sharon Vetter of Joseph Community Management, and homeowners.

Mike made a motion to accept the minutes of the previous Board meeting of December 4, 2008. A second was made by Barbara. Motion unanimously passed.

Secretary (Mike Colbert)

Sue Hare asked that you call or email her with any suggestions for new information to be put into the Leaf. Two homes have been sold, but visits have not yet been made because the new owners have not been home to fill out the paperwork.

Jill Killorin reported that the Activities Committee had met this morning and are requesting the Board to consider the purchase of a permanent brick charcoal grill for outside the clubhouse. There is money in the BBQ/Furniture Reserve fund; we will have to get estimates on the cost of such a structure. In February there will be a wine tasting. A potluck and BBQ have also been scheduled. There will be a place added to the new flyers for people to put suggestions on for future activities.

Treasurer Report (Deb McEniff)

The December 2008 Financial Statements were given to all Board members with a notation that the tax adjustment has not yet been calculated. A lengthy discussion ensued regarding the excess of revenues over expenses and what the options are to the Association to avoid tax penalties. The homeowners will have to decide at the annual meeting if they want to have the fund balances returned to them, put into reserves, or designated for a specific expense item to be used up in 2009. The Villas also need to hold a meeting amongst them to decide what categories of reserves they want to set up for their reserve funds. The Board may look into changing or adding statements to the Financials to make them easier to understand.

A homeowner asked if a sign could be put up to let people know it is illegal to park in a cul-de-sac. The county controls the roads and signs, but we can put something in the Leaf as to that affect.

Deed Restrictions (Barbara Lange)

The home at 346 Hillmoor needs to be sent to the hearing and fining committee. Tony will forward the file to Howard Feitel who is on the committee.

The Modifications Committee reported that there were 201 entries into the Mod. Log for the year of 2008. A reminder that you must contact Sue Misamore upon the completion of an approved modification request.

A meeting with our lawyer reinforced that individual members of the Modifications Committee can approve standard modifications if we have a pre-approved list of standard modifications. Local companies like Home Depot and Lowe's can also give us a free standard color chart to use for the community. The MC will work on creating this standard list and bring it to the Board for approval.

Richard pointed out that there is a home on Crestline that has weeds up to 10in high. The MC will look into this complaint.

Maintenance Report (Richard Vehrs)

The pool has been resurfaced, but there are complaints that the nonskid surface is too rough. Richard will ask the contractor about it. The expense for the resurfacing was taken out of the Pool/Pump/Filter Reserve fund.

Owners asked about the extensive number of gopher holes on the common grounds by the pool. Richard will ask Van if there is anything that he uses that can help this problem.

The new bushes by the pool are starting to die. Discussion was made on the how much they are being watered and who is taking care of it presently. Since they are new plantings it was agreed that they can be watered more often than once a week. Richard will adjust the irrigation to water the new bushes and the newly planted Jasmine more often until they are established.

Richard had someone come out to check the back flow valves. They said that it looks like they haven't been checked in over 10 years and 2 are not set up correctly to be checked. Apparently notices were not being sent to the Association, so we didn't know that this needed to be done before now. Richard authorized them to repair the 2 valves and check all the valves in the common grounds. They will send us a bill for the repairs and inspections.

Richard tried to get an estimate for the removal of the cracked tree in the common area on Hillwood. They have not gotten back to him. Bryna will give Richard another company to contact as well.

Richard has an estimate of \$750 to paint the exterior of the clubhouse. This expenditure was approved at a prior meeting. He will authorize them to paint it in a color to blend with the tan color in the pool deck.

Barbara got an estimate of \$520 to power wash the walls in Greenside. This was approved at a prior meeting. Barbara will authorize the work to be completed.

Barbara spoke with Van about several issues. He was asking about the mulch that needed to be put down. In May of 2008 it was discovered that Van was not putting mulch on the back of the homes. Van believed he only had to put down 85 yards. Bob Bucci said that we would be getting mulch around the entire house and we wouldn't have to pay any extra for it. The Association later paid Van for the excess mulch over the 85 yards. It is uncertain whether there was a verbal agreement with Van and former Board members regarding the mulch. Our contract with Van's says "All visible portions of plant beds and all tree rings shall be maintained with a minimum of 3 inches of shredded cypress mulch, Grade B. The contractor will add at least 85 yards of mulch each year to maintain that level." Barbara will let Van know that we expect him to put down enough mulch around the entire house to maintain the 3 inches using at least 85 yards of mulch, but any excess over the 85 yards needed to get to the 3 inches will be absorbed by Van. She will also remind him to be sure that his crew doesn't blow away the mulch when they do the trimming.

Secretary Report

Owners questioned whether the website was being updated and maintained. Matthew Rogers is currently maintaining the website, but does not have the time to do it if we are going to put items for sale on the website. Jack Husler is willing to take over the website. The Board agreed that they will ask Jack to take over the function of maintaining the website.

Unfinished Business

Walls -

Currently the insurance policy only covers one of the retaining walls in the community. Roger has been in contact with Ray Stevenson who originally built the walls in Laurel Ridge. Roger will ask him for information on what year the walls were built and an estimate on replacement cost and failure mechanism.

Barbara called the Building Department of the County about the replacement of the wall between Jernberg and Williams. She was told we may need to get an architect or engineer to draw up plans and get a permit. Bryna was told that if the "Garden Wall" we are replacing is less than 30 inches than we do not need a permit and we can use whatever material we wish.

We have received no written report from our attorney regarding the walls. We will contact her and request something in writing. Mike has prepared a summary report of the meeting with Ms. Westerman on December 10, 2008. Ms. Westerman recommends using the current Retaining Walls Reserve account for use on repairs and replacement of any walls in the community until it is depleted, and to create reserve accounts in Greenside and Hillwood for the walls and begin putting money aside in those accounts for future use.

Owners questioned why we didn't contact Bertoch about the walls. Bertoch is no longer our attorney and is retired; we asked advice of our current attorney Muriel Westerman.

Barbara made a motion to accept the bid for \$3,562 from Blackburn Bros. Construction to replace the garden wall between Jernberg and Williams with the addition of rebar to the bid. A second was made by Mike. There were 4 votes For, 0 Against, and Roger abstained from the vote. Motion passes. Barbara will make sure that the company calls the "Call before you dig" before beginning work. This expense will be paid out of the Laurel Ridge Retaining Walls Reserve account.

Annual Meeting -

The management company has recommended that we send a letter to all owners 60 days prior to the annual meeting to announce the date and time of the meeting and to give notice of the election of Board of Directors. There are 3 open positions that need to be voted on at the meeting.

Barbara made a motion to approve the mailing of the 1st Notice of Election to all residents 60 days prior to the meeting. A second was made by Roger. Motion unanimously passed.

The ballot and proxy will be two separate forms. The ballots will need to be placed in a "ballot envelope" and that envelope will be placed in a second, larger envelope which will be signed by the lot owner. This will ensure that only vote per lot is submitted. The Board discussed the recommendation of the Management Company to have their company, as an unrelated party, to open and count the ballots at the meeting. Alice has volunteered to head the Election Committee, and will be looking for additional volunteers who are neither on the Board currently nor running for a seat on the Board. Mike made a motion to allow the Election Committee to open and count the ballots at the annual meeting. A second was made by Roger. Motion unanimously passed.

New Business

Roger suggested revising the Villa budget for 2009 since the Villas have had a surplus of revenue over expenses for the past two years. He believes that cutting back the funding a little now will keep the Villa fund from growing each year. Mike made a motion to revise the Hillwood and Greenside 2009 budgets to

reflect a monthly maintenance fee of \$85 per month instead of \$90 per month. A second was made by Roger. Discussion continued pointing out that the Board just approved spending \$3500 to replace one wall in the Villas, we still need to add insurance for the walls, sod needs to be replaced, mulch may need to pay for, and we may have to revisit our lawn contract. It was suggested to wait until these issues have been resolved before making any decisions on revising the budget. There were 2 votes For and 3 Against revising the 2009 Villa budgets. Motion did not pass.

Pool Heater -

FL Statute 720.303(2)3(d) If 20 percent of the total voting interest petition the board to address an item of business, the board is required to address it at the next board meeting. Carol was going to get a petition together for the pool heater, but due to the current economic times decided to table it until next year. No one else has brought interest to the Board about the heater, except for those who are against it. This issue will not be put on an agenda unless and until interest is shown.

Richard made a motion to adjourn the meeting. A second was made by Barbara. Motion unanimously passed. Meeting adjourned at 4:45pm.

The next Board meeting is scheduled for February 5, 2009 at 2pm in the clubhouse.

Accepted _____ Date _____