

LAUREL RIDGE COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
February 11, 2010
2 P.M. 2541 N RESTON TERRACE, HERNANDO
BOARD OF DIRECTORS MEETING

The meeting was brought to order at 2 P.M. and a quorum was established.

Those present were Roger Williams (P), Barbara Lange (VP), Cathy Brunen (T), Mike Colbert (S), Sue Misamore, Richard Vehrs, Diane Evans (VSC) and members of the association.

MINUTES:

January 14, 2010 minutes: **Motion by Mike Colbert to accept the minutes, seconded by Barb Lange with one (1) spelling correction on Bob Lytle's last name, all in favor. MOTION PASSED.**

TREASURER'S REPORT Cathy Brunen:

Total monies \$168,026.19; Current Assets \$12,665.21; Utility deposit 200.00 for a total of \$180,891.40. Question regarding the Current Amount column of \$610.00 on the Aged Owner Balance Sheet (Due to a NSF it appears in the current column). There were three (3) residents on the aged owner delinquent list that claim they have paid their assessment. These are bank written checks. Management will contact Hugh Phillips to see if they might have the checks for deposit.

Motion by Mike Colbert to accept the Treasurer's Report as read, seconded by Sue Misamore, all in favor. MOTION PASSED.

Status on Lot 09 Block 05 there was nothing to report at this time.

Motion by Mike Colbert to start the lien process on Lot 09 Block 05 as long as it is under \$100.00 cost to the Association to place the lien, seconded by Cathy Brunen, all in favor. MOTION PASSED.

Motion by Mike Colbert to place a lien on Lots 03 and 05 Block 11, seconded by Barb Lange, all in favor. MOTION PASSED.

DEED RESTRICTION Sue Misamore:

On behalf of the Board I want to congratulate to Bryna Johnson and her committee for a long and tedious job of working on the revisions to the Deed Restrictions. Your dedication to get the project done was above the call of duty. The Board of Directors and the Community thank you.

Modification Committee: A Chairperson is needed for this committee. Bryna Johnson will resign as of April 1st if there is no one to chair the committee. Due to the extensive work she has done on the revisions she needs a break.

MAINTENANCE Rich Vehrs:

Mailboxes – there are 7 mailboxes in storage The search continues looking for a contractor who can make more mail boxes when needed. The light on Crestline has been repaired. The pool tiles will be replaced when the weather warms up also the ash level was off this last month and has been corrected. Concerning the Backflow valves these were installed, I will look for the documentation to send to the county.

SECRETARY'S REPORT Mike Colbert:

Nothing to report at this time

COMMUNICATIONS: Sue Hare

Sue gave a written report to the Board read by Roger Williams. There are a few new residents to help deliver "The Leaf". The Welcome Committee has been re-organized and Carol Turnquist has agreed to be the coordinator of the committee. Sue thanked June Hunte and Linda Feitel who worked on the committee for many years. Written report on file.

ACTIVITIES COMMITTEE: Jill Killorin

No report

MANAGERS REPORT Diane Evans, LCAM

Letter to Allison Sebastian, attorney in response to a Civil Action Summons from Bank of America on Lot 46 Block 8. Letters were sent to residents regarding fruit on the ground attracting rats in the neighborhood. Letters were sent to contractors soliciting bids for the cleaning of the recreational area and for the stucco job on a retaining wall.

Received a letter from Rolling Oakes regarding the installation of backflow valves, which must be completed within 60 days.

OLD BUSINESS:

Bids from Bon Bon Cleaning & Maintenance (\$110.00/month) and Dennis Cleaning Service (\$159.00/month). **Motion by Mike Colbert to accept the bid from Bon Bon Cleaning and Maintenance to clean the recreational area twice a month in the amount of \$110.00 a month, seconded by Barb Lange, all in favor. MOTION PASSED.**

Bids from Colony Stone and Plastering (\$625.00) and Projex Plus Plastering (\$275.00) to stucco a retaining wall at 215 W Clifton Place. **Motion by Mike Colbert to have Projex Plus Plastering do the stucco job at 215 W Clifton Place in the amount of \$275.00, seconded by Barb Lange, all in favor. MOTION PASSED.**

Barb Lange will speak to Van's regarding the removal of the stumps from the shrubs that were removed in the common area.

Update on the storm drains nothing new at time waiting for the county to make a decision if they will clean the storm drains from the MSBU fund.

There are only two (2) candidates running for three (3) open positions on the Board of Directors.

NEW BUSINESS:

The committee will be meeting with VSC on March 16th to go over the tallying process this year.

Auto Debit – VSC will investigate the possibility of having Auto Debit set up for the residents. **Motion by Mike Colbert to have Auto Debit for the residents at Bank of America if possible, seconded by Sue Misamore, all in favor. MOTION PASSED.**

Required Auto Chlorinator by the Citrus County. The Board has requested to get bids from different contractors.

Attorney for the Annual Meeting – **Motion by Mike Colbert to have Denise Lyn attend the Annual Meeting to answer any questions regarding the rewrites of the Deed Restrictions, seconded by Barb Lange, all in favor. MOTION PASSED.**

Rich Vehrs brought up the possibility of having recycling in Laurel Ridge for the residents. **Motion by Mike Colbert to have a representative from FDS disposal attend the March meeting and make a presentation on recycling, seconded by Sue Misamore, all in favor. MOTION PASSED.**

Motion by Cathy Brunen to have the lock removed from the Bulletin Board located at the pool seconded by Barb Lange, all in favor. MOTION PASSED.

Barb Lange will establish a committee to be in charge of sprucing up the Recreational Building. The committee will be called "Rec Center Beautification Committee".

Motion to adjourn by Rich Vehrs, seconded by Sue Misamore, all in favor. Motion passed.

Meeting adjourned at 3:15 P.M.

Respectfully Submitted by
Diane Evans, LCAM for
Mike Colbert, Secretary Laurel Ridge Community Association