

Minutes from Monday, January 18 , 6:30 pm

In Attendance: Doug Holiday, Doug Bergman, Phil Blevins, Barbara McGuire

Leigh Hutto is absent, therefore the Board decided to postpone officer election

Landscape: Review of 5 proposals. 3 were all within \$100 of each other. The Board voted to accept our current landscaper for the 2010. The Board wanted to take the following week to review the contract before signing to make sure there were no issues or areas not covered by the contract. Doug Bergman will be the main landscaper contact. He will make contact with Jerry (landscaper)

Doug Bergman inquired about a bench proposal that had been submitted. He was instructed that this was a pool-clubhouse item, and to have Alison forward that on to Doug H.

ARC: Deb Inman did not hear from ARC, and so had no report. Donna had been asked to attend this board meeting, but did not respond or show up. The Board was wondering if any work related to ARC had been done. Doug H. was going to inquire.

There has been a concern that repeat violation offenders can “restart” if they correct the situation, then have a recurrence of the same violation. It was confirmed that Deb Inman keeps track of all notices and that the violation notices are cumulative.

Social Committee: Alison was able to speak on behalf of Gail Howard. Monday am Coffees are being attended less and less. There was a question if we should continue or not. Fran has assumed the leader of this while Gail has been out.

Pool & Clubhouse: Board members reviewed the letter to homeowners (that Steve(lawyer) wrote for us). It was decided that it was too long and needed reducing; otherwise it will take far too long to get signatures. There was a motion to increase the estimated loan amount from 125K to 133K to allow for completion of deck and pool(with Salt system) project as well as tennis court resurface and basketball conversion. Motion Approved.

Financials: 2009 is officially completed. After all bills are paid, we have \$2000 in the bank. Motion to move all but \$1000 from clubhouse rental account to main account to pay for engineering charges from pool analysis.

Neighborhood participation begins 7:30 pm

Deb and Tom Morinelli brought back all Xmas decorations from the main entrance.

Deb asked about moving the coffee signs from the exit, as it is a violation of the covenants.

Reader Board Signs (at exit). Need a quote from Kael Martin to confirm that we can do it for the \$900 budgeted. Doug Bergman will get that quote. Then we can solicit at least one additional bid.

Question about barriers installation. The Board explained that they had many discussions and visits the areas in question. There was no way to prevent motorcycle riders. They would just go around. Also, the proposed park will handle some of that, so the board did not put any resources towards it.

Comment that some dumping was occurring in the back of the neighborhood. Phil B was going to take a look and report to board.

Question about when we put down pine straw. Doug B will contact Jerry in regards to that.

Board decided not to pursue impact fee for new home owners.

The Smith residence has been served foreclosure notice by our lawyers. They have 30 days to respond.

Insurance.

We need to consider Flood insurance, as well as liability and property insurance, as well as employment practices insurance. Employment practices protects CWHOA from lawsuits involving employees such as life guards who interact with public.

Insurance premium was almost \$1000 cheaper than last year.

Motion to accept renewing insurance contract with same company as last year. Motion Approved. Doug H did NOT vote.

Motion to conclude meeting @ 8:00pm. Motion Approved.