

Curtis Pond Board Meeting
September 13th, 2007
Open Session

Meeting called to order at 7:05 pm by Andy Good.

Board Members in attendance:
Andy Good – President
David Coble – Vice President
Brad Clyne – Secretary

Residents and Members were in attendance.

Andy welcomed attendees and thanked everyone for coming. Andy explained that the open session was from 7:00pm-8:00pm: Closed Session will start at 8:00pm.

Agenda:

1. Treasurer's Report-

Brad Clyne presented the August 1st bank balance and the August 31st bank balance. Treasurer's recommendation to contract for a Reserve Study was presented to the board for review.

2. Director of Committee Development Report-

a) ARC Committee

- Chairperson? Graeme.
- Anything pending?

Report by David Coble. No new requests. WmD has conducted a drive through inspection and letters have been sent to those in violation.

b) Social Committee

- Status
- Plans? Still looking for a chair for the committee.
- Yard sale? No plans at present. A Member recommended placing an ad in the paper. That same member has a sign from last year that he can make available. Andy Good has taken ownership of scheduling the Yard Sale.

c) Landscaping Committee

- mulch pile at pool

If temperatures permit the remaining mulch should be distributed around the pool on Saturday. Volunteers should contact either Lorraine Jordan or Laura Good. A Member believes that the mulch on the walking path will wash away with the first significant rain.

Someone claimed that the landscaping company is disposing of dead trees and pine needles in the tree on Scanlon. The board will speak with the landscaper to determine whether this is taking place and take corrective action as required.

Someone claimed that the ditch behind the boulders on the strip of common land beside the pool belongs to the Association and should be maintained. The board will point out the requirement to the landscaper if this turns out to be the case.

A Member pointed out that the pond area needs to be weeded, as well as the hill behind the pool.

3. Old business-

- a) Pool FOB request process
 - Printable request form on Website, submit through Wm. Douglass

WmD has agreed to accept payments and forward requests to the board. The board will continue to maintain the FOB system and manage the FOB's.

- b) Insurance company
 - Policy premium

Andy Good reported that the premium is based on 350 homes. Andy will work with the agent to renegotiate the policy to reflect the correct number. Which we believe is 273.

Andy believes that \$300 can be saved. Brad Clyne recommended finding out what the costs would be for 'Swim at your own risk'. A comparison of savings versus risk should be made. A Member recommended putting any decision regarding removal of lifeguards to a vote of the Membership.

- c) Official forum
 - Should we start it back up?

The board's consensus, no formal vote was taken, is to leave the Official Forum closed. A Member expressed his opinion that an Official Forum opens the HOA to the risk of litigation. The board concurs.

4. New business-

- a) William Douglas
 - CCR violations
 - drive-throughs

Stephen Efrid with WmD and Andy, as well as David, discussed the violations that were observed and that there is visible improvement, albeit gradual. A Member explained that 90% of the time the first letter is ignored.

- b) 5th BOD seat
 - Yes?
 - No?

Discussion was held. The board believes at this time that there is no need to fill the vacant non-voting seat.

- c) New venue for future BOD meetings
 - is Mack Ctr ok?
 - other options?

The board decided to hold the October meeting at the pool under the overhang. The board will continue to examine future venues.

5. Open Q&A

General discussion took place between Members and the board.

Open Session closed at 7:55 pm by Andy Good.

End of Open Session