

Laurel Oak Ranch
2009 Annual Meeting Minutes
May 28th, 2009

Francis Traver called the meeting to order at 7:04pm.

Introductions were first on the agenda and all board members gave their name and position on the board.

Secretary Report - The 2008 Annual Meeting minutes were discussed. Francis asked if we needed to read the minutes or if someone wanted to make a motion to accept minutes. Motion was made, seconded then accepted.

Treasurer Report – Donna Miller reviewed the actual 2008 expenditures line by line then reviewed the 2009 budget. A resident had a question about the walking trail budget so Mike Leamon explained typical maintenance and why it needed to be in the budget. Another resident had a question about the clubhouse telephone bill. Francis explained that we have to maintain a commercial phone line for the fire alarm and fax line which costs more. Another resident asked why Leyland Cypress trees were a line item on the budget and Francis explained that they had a disease that had to be treated. Another resident asked if the \$5000 resident activity included pool parties. Francis explained that some of the pool parties were funded from that amount if it was a community event. Members only parties are funded by the Recreation Committee. Donna continued at this point with the Treasurer Report. A resident asked if the budget was calculated for the next 15 years, why was the wall project voting even a topic. Francis replied that the Board wanted residents to decide and vote instead of the board because of its importance. Another resident asked what the difference is between operating account and reserve account. Kay explained that the operating account is like a personal checking account and the reserve account is like a personal savings account. Francis advised that there is \$27,354 in reserves. A resident wanted clarification on the \$1000 budget for office furniture and equipment. Kay explained general wear and tear would require that the furniture be replaced and equipment must be maintained. Clubhouse also has to be maintained with fresh paint. She went into detail about having the playground inspected annually which is an added expense but it is for the safety of the children that use the playground. Sign maintenance does include the wall and signs. Landscaping will need to be re-evaluated once the decision is made about the wall project. A resident asked if the budgeted 2008 amount of \$20,000 will be carried to 2009 since it was not used for the wall yet. Francis advised that it would be. A motion was made and accepted to ratify the budget.

Francis reviewed each of the Laurel Oak items of progress which included Santa at the clubhouse, quarterly dues being accepted in installments, success of picnic shelter, change in landscaping companies, welcome baskets, tables and chairs for clubhouse use, new irrigation meter being installed that will save money. We also discussed the reoccurring vandalism at the shelter and the cost to repair broken or missing items such as fan blades and having graffiti cleaned from the tables and equipment. At this point a

resident asked about trespassing at the shelter. She was advised to call the police to report it and let the HPPD know that there is signage explaining “no trespassing after dark”. Kay spoke about additional lighting being added but it may not be in the budget until next year. A resident that works for a fence company suggesting using a solar panel for lighting to use natural resources. He said the panel would be about the same size as a DOT road sign.

Speeding was a concern to another resident. Francis advised that the Board is also concerned about it but it has to be left up to local law enforcement to manage the problem. Another resident suggested contacting our city councilman, Chris Whitley. The Community Watch coordinator recommended attending a meeting to express concerns. Another resident recommended the decorative medians to slow traffic.

Committee Reports - Jay Zeman spoke about the ARC and its purpose. Neighborhood conformity is the main reason for the ARC. Several submissions have been sent in with only one denial and one is pending. All others have been reviewed and approved. He let the residents in attendance know where to find the forms for submission to Slatter Management.

Landscaping – Donna Miller is the liaison between Baxter Landscaping and Kay Hardy at Slatter Management. Changes she involved herself with was changing the landscaping company, main entrance revamping by removing juniper and adding monkey grass, and the Westover entrance beautification process. She is also keeping an eye on the progress of the Cypress Leylands. A resident asked who is watering the new grass at the Westover entrance and Kay advised that we are depending on Mother Nature right now. The City of HP would not approve installing an irrigation system in the median. Baxter will water if necessary while they are in the neighborhood free of charge. If we need additional watering, they will do it and charge a minimal fee. A resident of the Village brought in photos of the landscaping and stated that he feels it looks horrible. Kay reviewed photos and explained that Love Grass a.k.a. Angel Grass was planted to take over weeds. Only 10 feet of the area in question is to be mowed. Francis explained that the intent all along was to only install the Love Grass in that area. Kay did advise the resident that we do have an obligation to review his concerns since he has brought it to the attention of the Board of Directors. Another resident asked if more area around the pipeline could be mowed.

Recreation Committee – Mason, REC President spoke about the opening of the 2009 pool season and that we are off to a good start but it could be better. He advised that there are 2 positions open on the REC committee and to come to the next meeting if anyone was interested. REC meets on the second Tuesday of the month. A resident expressed concern about the noise during pool parties. She also asked about guests being charged \$5.00 to attend party and Mason let her know that only member only parties require fee for non members. If it’s a community event then everyone gets in free of charge. Out of state guests are not required to pay entry fee but will have to show ID.

Ladies of Laurel Oak – Kim Miller spoke about what the Ladies are doing in the community and encouraged women to participate. She spoke about the welcome baskets that are delivered to new home buyers and talked about the community events that have taken place and ones that are coming up.

Homeowner Concerns – Dogs being in the playground was discussed. Francis advised that there is a violation process in place and if anyone sees a dog in the playground area to report it. Concerns need to be sent to Kay.

Parking on the street was also brought up. Francis advised that it's a City ordinance issue. Kay then spoke and said that our covenants that we all sign say that it's against the by-laws to park on the street. That makes it a violation. He also asked if minutes can be put on the website. Another resident asked if they could attend our Board meetings. Kay advised that only a portion of the minutes can be available and certain times of the meetings can be attended as there are confidential matters discussed. The resident was told that she could attend meeting with advanced notice to the Board or Kay Hardy.

Francis began the presentation of the wall project at this point. See attached quotes/proposals for full details. A representative from Sealmark also presented his product per request of LOR residents. Lisa from Allen Tate also spoke about property value perceptions. Motion was made from resident to vote on whether or not it would be repaired or removed. Kim Miller and Kay Hardy counted votes and it was decided that the option to be repaired would be pursued. The Board will choose the vendor to perform work.

Motion then made to vote on the next Board of Directors. All members on the ballot were voted in and they are:

Francis Traver
Mike Leamon
Dave Wolonick
Melanie Adkins

Meeting adjourned close to 10:00 pm.

*Board approved minutes but will not officially be approved until the 2010 annual meeting.