

Laurel Oak Ranch Board Meeting 07/21/08

Attendees: Francis, Melanie, Kay, Mike, Nick, Craig, Donna, Delia, Jan Guhman-Guest

Jan Guhman of Piedmont Tile presented material/sample boards to us for possible refurbishing of the signs and wall.

She indicated that the materials have a lifetime product guarantee and they would give us some type of installation guarantee. She will take photos from Kay and try to superimpose them with brick and stone to show a sample of what the finished product would look like. We hope to have an estimate by the next board meeting.

Violation Letters:

Tractor trailer located on Three Oaks will received another notice. The truck does not sit running any longer but is still being parked in a residential area. Craig mentioned another tractor violation on Hitchcock and also mentioned that there is a fence he would like for Kay to look at for compliance. Francis asked us all to email Kay as we drove through LOR and saw violations.

Secretary Report:

Report was reviewed, motion made to accept and board agreed.

Treasurer Report:

Donna, Kay and Francis reviewed line items. Kaye advised Donna to call Regina for brief training on understanding the reports.

Property Manager Report:

- 1) Balance Due HOA's- Kay will send attorney letters to residents that are 2 quarters behind. Only 3rd quarter delinquencies will get a 15 days letter.
- 2) To Do List: (outstanding issues or one's in process)
 - a) Key from James Milloway- Kay will have clubhouse re-keyed and send James a certified letter to ask him to return the old key.
 - b) Post Lights - we will table this until wall project is decided upon.
 - c) Hidden wires in board room- installer had the wrong number for Kay but they have made contact now and wires will be hidden soon.
 - d) Three Oaks sign- resident agreed to donate a portion of his lot to construct an entry sign.

Committee Reports:

Donna will get with Jay Zeman to see what he actually did with regard to landscaping needs, projects, and liaison with Consolidated Landscaping.

ARC- advised one review in progress.

REC- Nick reviewed upcoming events that will take place. National Night Out, DJ Brandon, Movie nights, etc.

Ladies of LOR- O'Connor will manage welcome baskets and bereavement baskets.

Old Business:

Clubhouse had an odor during Kim & Patrick Loves party. Board agreed to refund the fees as a result. We agreed that the clubhouse needs an intense deep clean that would include upholstery, carpets, bathrooms, cabinets, change filters, etc. We need to hold it to a \$500 budget.

Forum- Delia is working with Ronda Spring to clean up old threads and to make sure information is current.

Newsletter- The current issue will go out this week. The next newsletter will be in the fall. We may need to send postcards to advertise Fall Festival and the golf tournament.

New Business:

Next meeting is 8/18/08 at 7:00pm

Welcome baskets will start going out in the next week.

Delia and Melanie will go through the clubhouse office to sort REC vs. HOA property and organize it.

Foosball table- Todd Flynt has donated the table but asked that we send him a letter stating it was a donation. Kay will send letter.

We will replace the glassware in the clubhouse with 12 settings of acrylic plates, glasses, cups, wine glasses, etc. Craig and or Mike's wife will handle this.

Clubhouse will be re-keyed and Francis will distribute keys to the board members.

The national night out will be on 8/5 and we will supply 160 hot dogs, buns, ketchup, mustard, chips & drinks for the cause.

Dead tree on Hedgecock has been removed.

Playground - recent vandalism was discussed.

Cross Creek Landscaping - we discussed planting weather resistant plants and possibly adding an irrigation system if we can get to a water source.

Fence at playground- need to lock the large gate ASAP.

Walking Trail has been tabled for now.

Adjourned at 9:00pm