

Minutes of Coca Lake Homeowners Association Board Meeting

January 20, 2009

Members present: George Averill, Gerald Carey, Eric Hansen, John Latimer, John Mitchell, Hoyt Raymond, Tammy Segura, Brian Sillitto, Jan Underdown. No Board members absent.

President Eric Hansen convened the meeting at 6:45 pm at the Jan Underdown residence.

Minutes of the last Board meeting were presented and accepted as written.

REPORTS

Financial (J. Underdown): See summary. CLHOA ended 2008 \$4054.99 over budget due to power bills being higher than projected and park benches not included in 2008 budget. The Association has \$10,708.97 available to place in its "capital account," for future projects. CPA LeeAnn Tipton is performing an audit and will complete the report in time for our Homeowners Annual Meeting on February 3, 2009.

Association dues for 2009 are being paid earlier than in 2008, with a significantly higher percent of total households paid by mid-January.

Financial report accepted as presented.

A proposed budget for 2009, drafted based on historical spending was reviewed and accepted with minor adjustments (\$500 change to one item). This budget will be presented at the Homeowners Annual Meeting for approval by those attending.

Pool & Tennis Committee (G. Averill): G. Averill described an assortment of repairs that may need to be undertaken in the coming year, including clearing a skimmer line, plugging a drain line, installing emergency cutoff switches of functional drain lines, replacing pump timers, replacing chlorinator units, upgrading security lighting and removing a tree from the landscaping inside the pool area. The Board decided not to convert the pools to a salt water filtration system and authorized G. Averill a budget of \$2000.00 for miscellaneous repairs in 2009, commending him for his diligence in maintaining the pool and tennis complex.

Lake Committee (G. Carey): G. Carey described the need for a gate to limit access to the lower dam and lake, due to trespassers dumping household trash. The Board agreed to fund this project with an expected cost ceiling of \$500.00.

Covenant Compliance Committee (J. Mitchell): Attorney Gary Byrd was directed to contact one homeowner who has not responded to multiple requests to relocate a satellite dish antenna, and another who has not responded to an ACC denial of his project design. He was also asked to give an opinion of how better to characterize the work that J. Underdown does for the board beyond the normal duties of the treasurer (vendor and property management, annual dues

billing process), for which we compensate her a nominal amount. No reports from our attorney on what action he has taken since our requests in December.

Architectural Control Committee (G. Carey): No meeting since last Board meeting.

Maintenance Committee (H. Raymond): No report.

Insurance Committee : No report.

Newsletter Committee: (T. Segura): The Board discussed the merits of discontinuing the “hard copy” newsletter in the coming year, in favor of posting it to the website and sending it by email. We noted the majority of our Association members have not shared their email address and some may not have computers. The decision was to renew the effort to collect email addresses and to mention this issue at the Annual Meeting in February.

Old Business:

G. Carey, G. Averill and E. Hansen met with ESP owner to clarify quality requirements for replacement/refurbishment of street signs; a revised bid price increased the project cost substantially. E. Hansen met with Hamilton Signs who provided a bid for the same job at substantially less and after some discussion, the Board voted to accept this latest bid and authorize the work to be done immediately.

The Annual Homeowners Meeting will be held at Pierce Chapel UMC on Pierce Chapel Rd at 6:30pm, on Feb 3, 2009. J. Underdown has reserved the space in the historic sanctuary.

New Business:

G. Carey reported a homeowner had expressed her concern about recent thefts from cars in the community and her desire to organize a Neighborhood Watch. We will encourage her to attend the Annual Meeting and promote this idea in that venue.

H. Raymond raised the issue of door-to-door solicitation in the community. After some discussion, we determined that placing signs at the entrances would have no legal effect and that homeowners will have to continue to be alert and deal with these uninvited visitors as they arrive.

E. Hansen reviewed the proposed agenda for the Annual Meeting and asked T. Segura to assist with recording the votes for 2009 Homeowners Association Board members. The plan is to conduct this business as early as possible during the meeting, as at the 2008 meeting. E. Hansen will identify specific Board members who may make part of the presentation.

Adjournment:

Meeting was adjourned at 8:50 PM.