

Minutes of Coca Lake Homeowners Association Board Meeting 8 January 2007

Members Present: G. Averill, G. Carey, J. Gay, E. Hansen, J. Latimer, J. Mitchell, A. Newton **Excused:** S. Laramy, J. Underdown.

Meeting convened at 6:35 pm by J. Latimer at A. Newton residence.

Minutes of last HOA BoD meeting (12 Dec 2006) distributed by email earlier for comment/correction. After brief review by J. Latimer, minutes approved.

Reports:

Financials: (see written submission by J. Underdown); approved as submitted.

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

Covenant Compliance Committee (J. Mitchell):

One telephone/email complaint of repeated dog menacing; letter mailed to homeowner, requesting action.

Pool & Tennis Committee (G. Averill):

Vandalism to lights repaired by S. Laramy; timer repair authorized (NTE \$200); underwater light repair authorized (NTE \$250); gate lock repair authorized (NTE \$30).

Lake Committee (G. Carey)

Water level restored; back road to lower lake boat ramp recently replaced by developer. Noted influx of migratory birds (cormorants) as a recent problem.

Insurance Committee: No report.

Maintenance Committee: No report.

Website Cmte: Renewed license for website at \$95. Will post Dec 12, 2006 Board Meeting Minutes, some annual report slides and reminder for annual meeting date/time/site on website.

Old Business:

- Pool rehabilitation quote presented by E. Hansen. Decision to take final vote by email, when concrete repair cost is included in the estimate. Sense of the Board is to move forward with this action during the winter (non-swimming season), providing the final estimate is reasonably close to \$17,000 for sandblasting, repairing concrete faults, replastering both pools.

- Audit not yet scheduled; J. Latimer seeking an accountant to perform this at a reasonable cost to the Association (NTE \$500), before the Annual Meeting if possible.
- Discussion of candidates for Board membership; replacements sought for S. Laramy, A. Newton. Voting to be accomplished at Annual Meeting, using printed ballots with Board-nominated slate of candidates and blank spaces for additional nominees from the floor. Each family unit paying HOA dues may vote once; votes to be tallied at the Annual Meeting and verified by at least one non-Board member of the Association.

New Business:

- Next newsletter to be mailed not later than 24 January 2007. Will include reminders of the Annual Meeting, copies of updated slides to be briefed in the meeting.
- Review of draft Annual Meeting slides provided by J. Latimer; various changes incorporated, including separating Pool and Tennis into distinct committees and adding a Newsletter committee to the list of “Volunteer Needs.” Final review by email to follow.
- Decision to send a letter to a homeowner requesting that they stop dumping lawn cuttings into a creek that feeds into the upper lake, contributing to sedimentation. (Action: CCC)

Adjournment: 8:00 pm.