

Minutes of Coca Lake Homeowners Association Board Meeting

March 15, 2010

Members present: George Averill, Gerald Carey, Gary Graham, John Latimer, John Mitchell, Art Neville, Hoyt Raymond, Tammy Segura, Brian Sillitto. Jan Underdown, CPA present for financial report.

President Gerald Carey convened the meeting at 6:30 pm at the Carey residence.

Minutes of the February Annual Homeowners Association meeting were approved as presented earlier by Secretary.

REPORTS

Financial (J. Underdown): Reviewed status of Association finances for February 2010 and budget vs. actual year to date for 2010. Several areas are under budget, due primarily to delays in billing. Highlights: \$74,275 (97%) collected in dues from Association members for 2010. Association has \$114,072.59 cash in bank. (See handout) Financial report approved.

Pool Committee (G. Averill): Reviewed condition of pool in preparation for swimming season. Discussion of having a "clean-up/social" at the pool area in mid-May; no decision. Pool maintenance company has changed its name; decision to get necessary documentation for new business entity: federal tax identification number, certificate of insurance, copy of contract for services (ratified as still valid).

Tennis Committee (B. Sillitto): Discussion of how to proceed with tennis court repairs (see New Business).

Lake Committee (G. Carey): Beaver relocation services are needed (see New Business).

Covenant Compliance Committee (J. Mitchell): No enforcement actions since last meeting.

Architectural Control Committee (G. Carey): No report.

Maintenance Committee (H. Raymond): No report.

Insurance Committee : No report.

Newsletter Committee: (T. Segura) No report.

New Business:

Committee Assignments for 2010 determined. ACC: G. Carey, H. Raymond, G. Graham; CCC: J. Latimer, J. Mitchell; Pool: G. Averill; Tennis: B. Sillitto; Newsletter: T. Segura.

G. Carey reported on recent "Saturday work day" to cut back privet hedges on Hwy 27 Association frontage; some work still remains. Decision to get estimate on cutting back the rest.

H. Raymond reported on estimate to repair damage to chain link fence on Hwy 27 Association frontage (Best Built Fence: \$225). Decision to authorize this repair.

G. Carey reported on landscaper proposal to replace overgrown landscaping at pool/tennis parking area (\$2,400 plus any irrigation repairs). Decision to proceed.

B. Sillitto reported on proposals to resurface and repaint the tennis court playing surface, as well as remove trees whose roots are now damaging the playing surface. Decision to proceed with budget of \$7,000; tree removal understood to be at additional cost.

G. Carey reminded the BoD of homeowner requests that we improve the appearance of the rear entrance to the community with some landscaping. Decision to have the landscaper review and validate last year's proposal for this work.

G. Carey reported on a complaint from a homeowner about the neighbor's pool water draining onto his property during pool maintenance. Decision not to get involved in disputes of this sort between neighbors.

G. Carey noted that a homeowner had voluntarily trimmed some oak trees on Coca Way, adjacent to his property, to the benefit of all.

Discussion of pursuing a green space in the newer side of the development, by purchasing a lot from the developer for that purpose; no decision was reached.

G. Averill reported that the concrete walkway leading from the pool/tennis parking lot to the small dock had a section that needs repair. Hoyt Raymond will inspect it and determine cost of repairs.

G. Carey reported on status of cases with three noncompliant homeowners: the BoD has filed a complaint against one and will wait on the other two. BoD members must be ready to meet on short notice with attorney.

G. Averill reported evidence of termite damage to small pump house near dock. Decision to have pest control company treat it.

Election of BoD Officers: President Gerald Carey; Vice President Brian Sillitto; Treasurer Art Neville; Secretary John Mitchell.

Next Meeting: May 17th, 2010 at 6:30PM at the pool gazebo.

Adjournment: 8:10PM

Next BoD Meeting: Monday, July 19th at 6:30PM at the pool gazebo.

Adjournment:

Meeting was adjourned at 8:05 PM.