

Minutes of Coca Lake Homeowners Association Board Meeting

August 24, 2009

Members present: George Averill, Gerald Carey, Eric Hansen, Lamar Hutcherson, John Latimer, John Mitchell, Tammy Segura, Brian Sillitto. Absent: Hoyt Raymond.

President Gerald Carey convened the meeting at 6:35 pm at the Carey residence.

Minutes of the April 2009 Board meeting were presented in summary and approved.

REPORTS

Financial (G. Carey for J. Underdown): See summary. \$75,249.60 in dues collected from 189 members (97% of all homeowners); \$2,810.20 still owed in late dues and legal fees. One homeowner owes in excess of \$2,000 the legal threshold for considering foreclosure on the property. Since the last meeting, there are 6 new homeowners and 2 more pending.

Financial report accepted as presented.

Pool & Tennis Committee (G. Averill): G. Averill described replacement of some pool equipment and remaining pool rentals for August. The tennis court requires minor equipment replacements to be done by the Tennis Committee and reimbursed by the HOA.

Lake Committee (G. Carey): Report of lake care service is good; some smaller fish removed at last survey.

Covenant Compliance Committee (J. Mitchell): Letter sent to a homeowner who placed a prefabricated storage building on the property without ACC approval. Deadline for application to ACC for retroactive approval of this outbuilding is Aug 25. Next step will be to send a letter signed by Board President Carey and 2 weeks thereafter, failing satisfactory resolution, we will have the attorney send a letter.

Architectural Control Committee (G. Carey): One new residence on Hackberry Court (3,072 sf) approved by the ACC for construction in rear of community; already underway.

Maintenance Committee (H. Raymond): No report.

Insurance Committee : No report.

Newsletter Committee: (T. Segura): No report.

Old Business:

One of the new signs is on a post that has split; E. Hanson will determine if it was an existing post or one supplied by the sign vendor recently used, and take action as appropriate.

G. Carey reported on his meetings with attorney Gary Byrd. Board members reviewed the draft text of letters to be sent to two non-compliant homeowners, directing a correction to one to include an outbuilding.

G. Averill and T. Segura mentioned reports of recent (and different) aggressive dog problems in the community. Board members suggested solutions ranging from pepper spray to summary execution. In one case, we will research whether there was a previous communication on this subject with the owner of the dog before taking action.

New Business:

G. Carey announced notice from LaFarge announcing they would have late operations (until 11PM) on weeknights for the next two weeks, minimum.

G. Carey included "beaver reduction" funding in this year's budget; work to start in Oct/Nov.

J. Mitchell proposed providing the updated Directory of Homeowners in some form to all; after discussion, the determination was that this would be included with the November mailing of the Homeowners Dues Notice for 2010.

Next BoD Meeting: Monday, Oct 12th at 6:30PM at the Mitchell residence.

Adjournment:

Meeting was adjourned at 7:50 PM.