

## **Minutes of Coca Lake Homeowners Association Board Meeting**

February 3, 2009

### **Homeowners Households Present:**

Meeting convened at 6:40 pm by President, Eric Hansen, at Pierce Chapel United Methodist Church.

To view the slides that were presented, please visit [www.cocalake.org](http://www.cocalake.org).

### **Financial:**

Reviewed 2008 income statement and balance sheet. Presented 2009 budget for approval – were accepted by homeowners that were present.

Capital expenditures: \$10,700 was added to the capital fund in 2008. Capital fund continues to grow due to management of contracts, staying close to budget and volunteer work. This is a result of many residents volunteering to their time to complete needed maintenance and Waddell Realty continuing to contribute towards some capital expenses.

### **Old Business:**

No old business to report.

### **New Business:**

- Nominees for the 2009 Board of Directors were presented: George Averill, Gerald Carey, Eric Hansen, John Latimer, John Mitchell, Hoyt Raymond, Tammy Segura, Jan Underdown, and Brian Sillitto. Nominations from the floor included Gertrude Rhea and Lamar Hutcherson. Homeowners voted via secret ballot and were tallied by two volunteer homeowners. The 2009 Board of Directors elected are: George Averill, Gerald Carey, Eric Hansen, John Latimer, Hoyt Raymond, Tammy Segura, Jan Underdown, Brian Sillitto, and Lamar Hutcherson (new).
- Forming a neighborhood watch was discussed and approved by all homeowners. There are specific steps in forming a neighborhood watch. More will come in the near future.
- New 2009 Board of Directors to select date, time, and location for 2009 Annual Meeting and announce at a later date. Approved by all homeowners present.

### **Open Discussion:**

- Question about what was in the 2008 community activities costs of \$2,105. Details were not available at the meeting and answer will be posted to [www.cocalake.org](http://www.cocalake.org).
- Discussion concerning the \$100 per month accounting payment to board member, Jan Underdown. We are awaiting legal opinion on this and will take the appropriate action at the next board meeting.

- Some residents must purchase flood insurance due to new FEMA flood boundaries. There was much discussion among residents that were affected by this and what actions could be taken with FEMA.
- Suggestion to start a recycling pick-up in Coca Lake.
- Suggestion that the Board utilizes more volunteers for work around the neighborhood rather than pay someone else. There were mixed opinions about this among the residents.
- Suggestion to add a yellow flashing streetlight at the front entrance of Coca Lake on HWY 27 and at the rear entrance on East Bon Acre.
- Suggestion that Coca Lake host a team to participate in the Relay for Life.
- Made an announcement asking for volunteers to participate on committees.

Meeting was adjourned at 8:00 pm