

## Minutes of Coca Lake Homeowners Association Board Meeting

November 14, 2011

**Members Present:** Gerald Carey, Garry Graham, John Latimer, John Mitchell, Tammy Segura , Brian Sillitto.

**Call to Order:** Chair G. Carey called the meeting to order at 6:47PM, a quorum being present at the Carey residence.

Minutes of the September 19th, 2011 Annual Homeowners Association meeting (presented earlier by email by Secretary J. Mitchell) were approved as presented.

### Reports

**Pool (G. Carey for G. Averill):** Pool has developed a leak, source to be determined.

**Maintenance (H. Raymond):** No report.

**Lake Committee (G. Carey):** No report.

**Financial (B. Sillitto):** Financials presented and approved after discussion. \$68,281 cash in bank at time of report.

**Covenant Compliance (J. Mitchell):** Reported on call from one noncompliant homeowner who has not responded to notice to correct noncompliant windows; will escalate to letter from Board Chair. Request to homeowner with dying trees to have them removed to reduce potential risk to neighbors' trees and improve appearance of neighborhood was ineffective in prompting voluntary compliance.

**Architectural Control (G. Carey):** Meeting of the Architectural Control Committee tomorrow to consider a request for a small building resulted in a denial of the proposed design as noncompliant due to exterior finish. Another homeowner requested a 6ft privacy fence, which design was approved. Discussion of homeowner with noncompliant boat/trailer on property resulted in decision to continue to insist on compliance with the Covenants, taking progressively escalating action as necessary.

**New Business:** (G. Carey) 2012 budget approved as modified by J.Latimer, to show zero growth over 2011 budget. Discussion of Board composition yielded a decision to recruit candidates to fill 3 positions for the upcoming year; names to G. Carey or Al Barnes (nominating committee). Initial plans for the Annual Meeting (Feb 7, 2012 at Pierce Chapel United Methodist Church at 7:00PM) were discussed. The Board approved expenditure of funds (NTE \$300) for new outdoor Christmas decorations for the two entrances to the community. J. Latimer described the video surveillance installed at Rocky Shoals community and the positive results in crime prevention. G. Carey reminded the Board that we need to be talking to homeowners to identify potential projects for the coming year; J. Latimer suggested that we resurrect the Maintenance/Replacement Schedule for Common Areas, as a guide to what needs to be done.

**Old Business:** (G. Carey) Contracts exist for maintenance of pools, landscape and lakes; all will be reviewed in advance of their expiration; pool and lake contracts were approved for renewal with the same vendors at the same pricing as in 2011; landscaping contract will be rebid. No update on status of legal proceedings on two cases of noncompliance were available for the meeting; G. Carey will follow up with legal counsel. B. Sillitto reported on his research of options for replacement of our swimming pools and was charged with further developing the concept to get a better sense for the cost of a complete remake of the pool area. He also reported that the 10 worst of our deteriorating street signs will be undertaken by homeowner Robert Grooms as his schedule permits and that he will bill the Association as the work is completed. J. Latimer reported on the Yahoo Group test conducted with G. Averill; discussion by the Board produced a decision to notify homeowners in the Annual Meeting that individuals may volunteer to participate as desired.

**Next Meeting:** January 16, 2011 at G. Carey residence.

**Adjournment:** 8:30 PM