

CONCORD OAKS BOARD MEETING

11/18/03 7:30 PM

Home of K. Robison

Type of meeting	Regular monthly
Attendees	Dan Taylor, Alanwood Management Debbie Kosty, Tom Leehy, Sean Mellican (arrived at 8:30 PM), John Rizzo, Karin Robison, board members

MINUTES

Delinquent Payments	No funds collected since 10/29 meeting date. Board attorney, Neil Narut, has filed motions for 2 accounts delinquent over 1 full year, with court appearances scheduled for the 1 st week of December.
2004 Late Fee Schedule	To be included with December billing statements.
Trim Paint Issue	The homeowner who filed the complaint has moved out. Therefore, the Board has decided to not pursue the complaint at this time. The homeowner will be notified that the home is not in compliance, but the Board will not pursue the complaint unless another homeowner files a complaint.
Landscaping	It was moved by John Rizzo and seconded by Sean that the Onesio Landscaping 3-year landscaping contract proposal be accepted; a vote returned an approval by all. One tree on the Almond berm fell during the wind storm of last week; and was removed within 48 hours. With the homeowner's agreement, (2) 7-8' arbor vitae were provided as replacements within a week. A bid was received from Onesio Landscaping for mulching in 2004. At this point, further bids will be sought.
Finance	The Board expects an excess of \$54 of expenses over revenues for the year 2003. The Board prepared a budget for the year 2004. The 2004 budget was based upon the estimated expenses of 2003 and proposals for projects the Board intends to complete in 2004 (For details, see separate link titled "2004 Projects" at http://concordoaks.org). In order to offset the expected increase in expenditures for 2004, the Board has decided to increase the assessment to \$158.30 per home and reduce the operating cash reserves by \$10,500. John Rizzo moved to accept the finalized budget, including above-mentioned increase, for 2004; it was seconded by Karin Robison; approved by all via a vote. Dan Taylor presented three proposals for the 2003 compilation and taxes. The proposals were at a cost of approximately \$1600, \$1100, and \$900. Debbie Kosty motioned to accept the proposal from Michael Cochrane in the amount of \$900, Karin Robison seconded the motion, approved by all. The meeting was adjourned at 9:30 p.m.

Additional Information
The next meeting will take place in January, tentative date of 1/20.