

**CONCORD OAKS HOMEOWNERS ASSOCIATION
BOARD MEETING
7156 PENNSBURY LANE
APRIL 28, 2003**

Members Present							
Sean Mellican	<input checked="" type="checkbox"/>	Gwen Broughton	<input type="checkbox"/>	John Rizzo	<input checked="" type="checkbox"/>	Tom Leehy	<input checked="" type="checkbox"/>
Carolyn Lewis	<input type="checkbox"/>	Dan Taylor	<input type="checkbox"/>				

Agenda

- 1) 2003 Election
- 2) Approval of reimbursement of \$194.35 to Sean Mellican for payment to Yahoo for the website from April 2002 through April 2003, 13 months at \$14.95 per month.
- 3) Proposal to add a debit card to the COHA checking account so that future payments to Yahoo for the website may be debited automatically from the COHA checking account.
- 4) Review draft of 2002 Compilation
- 5) Pond service for 2003
- 6) Annual Meeting Preparation
 - a) Accomplishments
 - b) Future plans

Minutes

- 1) Since there are only 3 candidates for 4 available positions, an election will not be held and the three candidates will be appointed to the three positions with two year terms. (motioned – Sean, seconded – John, in favor – All, against – none, accepted).
- 2) Sean Mellican will be reimbursed \$194.35 for payments to Yahoo for the website from April 2002 to April 2003, 13 months at \$14.95 per month. (motioned – John, seconded – Tom, in favor – All, against – none, accepted).
- 3) Yahoo will not accept check payments for the website. Therefore a debit card to the COHA checking account will be obtained so that future payments to Yahoo for the website may be debited automatically. (motioned – Tom, seconded – Sean, in favor – All, against – none, accepted).
- 4) The debit card will be put in the possession of the President for the sole and exclusive use of approved expenditures by the Board. (motioned – John, seconded – Tom, in favor – All, against – none, accepted).
- 5) \$5,000 will be transferred from the Operating fund to the Replacement fund. A certificate of deposit will be purchased from National City Bank at the current rate. (motioned – John, seconded – Tom, in favor – All, against – none, accepted).
- 6) The proposal from Integrated Lakes Management to maintain the pond will be accepted with a warning that if the level of maintenance is not greatly improved over the previous year, Integrated Lakes Management will not be considered for 2004.

Action Items

Person Responsible	Date Due	Action
Alanwood	ASAP	Send Karin Robison the Management Reports for January 2003 to current and a copy of the By-laws.
Alanwood	ASAP	Contact Integrated Lakes Management to start contract with warning about level of maintenance.
Alanwood	5/6/03	Send check to Sean Mellican in the amount of \$194.35
Alanwood	5/15/03	Purchase CD from National City in the amount of \$5,000
Alanwood	5/22/03	Obtain a debit card for the COHA checking account for Sean Mellican.