

Concord Oaks Homeowners Association
Board Meeting
September 7, 2005

Board Members Present							
Sean Mellican	<input checked="" type="checkbox"/>	Debbie Kosty	<input checked="" type="checkbox"/>	John Rizzo	<input checked="" type="checkbox"/>	Abel Bustamante	<input type="checkbox"/>
Joe Kahn	<input checked="" type="checkbox"/>						
Alanwood Representatives Present							
Carolyn Lewis	<input checked="" type="checkbox"/>	Dan Taylor	<input checked="" type="checkbox"/>				
Commence		7:15 PM		Adjourn		PM	

Agenda

- 1) Management review
- 2) Communications
 - a) approval/disapproval bulletin board item
- 3) Rules and enforcement
 - a) complaints in regard to awning
 - b) complaint in regard to driveway expansions
- 4) Sign Committee update

Minutes

- 1) Management review
 - a. Tax return signed
 - b. Need approval for 2004 compilation
 - i. Board will review and respond to Alanwood
 - c. Board positions
 - i. President – John
 - ii. Treasurer – Debra
 - iii. Secretary – Sean
 - iv. Directors – Joe and Abel
 - d. \$50 fine received from homeowner within specified timeframe
 - e. 2006 Insurance
 - i. Received quote for \$20 less than budgeted amount
 - ii. Same insurance provider and policy as previous year
 - iii. Alanwood will get a quote for \$1 million coverage on workman's compensation coverage.
 - iv. Alanwood will send limits on liability to the Board
 - f. Complaint in regard to the awning
 - i. The Board finds the home in violation of Section 9.03. Specifically in regard to the awning and shutters.

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- ii. The homeowner will be notified of the violation and given 30 days to comply by removing the awnings and shutters.
- g. Complaint in regard to driveway expansions
 - i. The Board discussed driveway expansions and found that expanding driveways is a violation of Section 9.11 in that the neighboring Lots will be adversely affected.
Motion – Sean : Second – Debbie : In Favor – All :
Against - None
- h. Sign committee update
 - i. Joe provided the Board an update on the progress.
 - ii. Received 3 quotes so far.
 - iii. Waiting on 4 or 5 additional quotes.
 - iv. Alanwood will send an end of year projection of expenses to the Board.
- i. 2006 Budget
 - i. Mulch