

Concord Oaks Homeowners Association  
Board Meeting  
September 17, 2007

Board Members Present							
Joe Kahn	<input checked="" type="checkbox"/>	Dean Yost	<input checked="" type="checkbox"/>	Bruce Graham	<input checked="" type="checkbox"/>		
Samantha Uhl	<input checked="" type="checkbox"/>	Lisa Steadman	<input type="checkbox"/>				
Alanwood Representatives Present							
Carolyn Lewis	<input type="checkbox"/>		<input type="checkbox"/>				
Commence		7:00 PM		Adjourn		8:20 PM	

1. The group reviewed year to date expenses and past due homeowners. All past dues have been sent to legal counsel.
2. Samantha made a motion, (seconded by Dean) to open discussion regarding Lieberman Management Services and their contract proposal. Specific areas of discussion included:
  - a. Lieberman's fee structure, (we decided to do the same fee for the first 3 years).
  - b. We will add a \$50. per month late fee to help cover the late fees Lieberman charges. A notification of the late fee policy will be added to the bills when sent out to the homeowners.
  - c. Any other administrative fees associated with delinquent accounts or homeowner fines will be passed through to the offending homeowner.
  - d. Dean made a motion to terminate the contract with Alanwood on November 30, 2007 and start with Lieberman on December 1, 2007. Samantha seconded and the motion unanimously carried.
3. There was a brief discussion of a proposal from Landscape Concepts and that our current landscape contractor, (Onesio) still has not provided proof of insurance. There is an **action item for Joe** to check if a letter went out to Onesio regarding insurance.
4. Bruce made a motion to increase annual homeowner's dues to \$185. to cover expected increase in management fees. Dean seconded and the motion unanimously carried.
5. Joe made a motion to end the meeting. Dean seconded and the motion unanimously carried.