

**Concord Oaks Homeowner's Association
Board Meeting Agenda
September 1, 2009 - 7:00 p.m.**

Board members Present:

Joel Blumer – President Thor Peplow – Vice President
Justin Alluri – Secretary Chris Gloyeske – Treasurer

1. **Call to Order and Opening Remarks** – Meeting was called to order at 7:01 p.m.

2. **Approval of Minutes from Previous Board Meeting** – A motion was made by Thor and seconded by Chris to approve June 30th 2009 meeting minutes. Motion passed unanimously.

3. **Financial Report** -Cassandra from LMS gave a report. We have 2 CD's that are expiring in the next couple of years

4. **Legal Update** – We are currently monitoring 2 foreclosures and there is a third that we have chosen not to monitor.

5. **Violation Report** – There have not been any reported violations

6. **Management Report** – We have an account that was dormant at Nation City. Both Joel and Chris went into the bank and have signature cards that they will sign and send in.

7. **Committee Report** – The covenants committee has finished going over the documents. They have submitted their recommendations to the board. There is more about this under New Business.

8. **Old Business**
 - A. **Reserve Study** – The reserve study was discussed. It was decided that per the reserve study we will fund mulching and tree replacement out of the reserves. We will fund the reserves each year accordingly. The reserve study also suggested funding our reserves for future dredging of the pond. At this time we have decided to get more opinions on the need for this. This would be a major expense so we want to make sure it is needed. This would require us to significantly increase our reserves and therefore our assessments to cover.

 - B. **2007 Audit Report** – The audit found two issues. One was that we should have a reserve study done. This has already been completed. The second finding was that we should have moved \$17,455 to our reserve fund from 2006. The board approved moving the funds in the June 30th 2009 board meeting. Joel had some issues with signing the audit report because it was asking him to agree to items from 2006 when he was not on the board. Cassandra from LMS will follow up with the auditor on this.

 - C. **2008 Taxes** – Our accountant has finished our 2008 taxes. A motion was made by Thor and seconded by Chris to accept the 2008 taxes. Motion passed unanimously.

9. **New Business**
 - A. **Approval of expenses.**
 - i. A Motion was made by Chris and seconded by Justin to approve reimbursing Thor \$35.00 for reserving the room at Warren Township Center. Motion passed unanimously.

ii. A Motion was made by Thor and seconded by Justin to approve McCloud's proposal for Fall 2009 and Spring 2010 maintenance. Motion passed unanimously.

- B. Approve sending revised Declaration and Bylaws to attorney for review** - A Motion was made by Thor and seconded by Chris to approve sending the revised Declaration and Bylaws to our attorney for review. Motion passed unanimously.
- C. Discuss the Onesio sale and the contract issue.** – We have received notice from TNT Landscaping that Onesio has been sold to TNT. TNT has offered to finish out the season for \$2500 per month instead of the \$3975 that we have been paying Onesio. . We decided to withhold payment to Onesio until this issue has been resolved. Joel will contact our attorney about how to proceed with this.
- D. Discuss delaying the mulching of the common area in 2009 and instead having the trees pruned. Approve vendor for tree pruning.** A motion was made by Thor and seconded by Justin to delay mulch until next year. Motion passed unanimously.

It was also decided to postpone choosing a vendor to prune trees until the October meeting.

- E. Discuss and approve insurance renewal** – A motion was made by Chris and seconded by Thor to accept the quote from Nationwide Insurance. Justin abstained because he was related to one of the other vendors that submitted quotes. Motion was passed unanimously by Chris, Thor, and Joel with Justin abstaining.
- F. Approve a draft budget for October Member meeting.** - . A motion was made by Chris and seconded by Justin to approve the proposed 2010 budget. Motion passed unanimously
- G. Discuss October Member meeting – Board Member election and budget approval.** – The budget must be sent to all homeowners by September 27th in order to adopt it at the October meeting.
- H. Discuss and approve a garbage can policy.** This was tabled due to time.
- I. Homeowner Comments** - Limited to 2 minutes per homeowner depending upon time left and number of homeowners requesting to speak.

- 10. Executive Session** – To discuss request by a homeowner to settle amounts owed. Executive Session is closed to the Members.

The board unanimously approved payment options for two homeowners.

- 11. Adjournment**