

Concord Oaks Homeowner's Association
Board Meeting Agenda
May 4, 2010 - 6:00 p.m.

1. **Call to Order and Opening Remarks** - Meeting was called to order at 6:16 p.m
2. **Approval of Minutes from Previous Board Meeting** - A motion was made by Thor and seconded by Chris to approve May 4th 2010 board meeting minutes. Motion passed unanimously. Note: annual meeting minutes cannot be approved until another meeting of the members.
3. **Financial Report** - Joel gave a report with account balances for all of the accounts. There are also 17 people that have not paid yet. Anyone that has not paid by November 1st will be submitted for collection.
4. **Legal Update** - There are currently 8 homes in foreclosure. We are currently monitoring two of them. We also have an outstanding balance of \$1,568 with the attorney. Most of this amount is for our declaration rewrite.
5. **Violation Report** – There were no violations reported. There was one request for approval on a fence that was approved.
7. **Old Business**
 - A. **Association Garage Sale** – The garage sale will be held May 13th – 15th. We will post signs around the neighborhood. Signs will be put out starting on Sunday May 9th. Advertisement will be placed in the Advertiser and other local papers. A motion was made by Chris and seconded by Thor to approve the date and funds to advertise in the papers. Motion passed unanimously.
 - B. **Mulch** – A motion was made by Thor and seconded by Chris to approve the contract with Landscape Concepts for mulch installation for \$11,550. This is \$2,100 cheaper than last years quote. Motion passed unanimously.
 - D. **Revised Declaration and Bylaws** - Our attorney has returned his comments to us. We are reviewing them and making a document showing the differences between the current Declaration and Bylaws and the one we are proposing to change to.
8. **New Business**
 - A. **Board Meeting Schedule** **The following board meeting schedule was proposed.**

Tuesday, Jun 29, 2010
Tuesday, Aug 31, 2010
Tuesday, Oct 26, 2010
Tuesday, Feb 22, 2011
Tuesday, May 3, 2011 – Annual Meeting

A motion was made by Thor and seconded by Chris to approve the new schedule. Motion passed unanimously.
 - B. **Maturing CD at National City** – We have a CD maturing at National City. We would like to get this moved over to Harris where the rest of our money is kept. A motion was made by Thor and seconded by Chris to close out the CD and deposit the funds in our money market account with Harris Bank. Justin agreed and Joel abstained from voting because he works for Harris Bank. Our money market accounts are at Harris because our management contract requires it. This was a decision that was made before any of the current board members were on the board. Therefore Joel working for the bank did not impact the decision.

9. **ANNUAL MEETING – Minutes are in a separate document. They need to be approved separately from the board meeting by all homeowners.**
 - A. **Call to Order**
 - B. **Quorum**
 - C. **Approval of 2009 Annual Meeting Minutes**
 - D. **Election of Two Directors**
 - E. **Adjournment of Annual Meeting**
10. **Election of Officers – All officers held their past positions.**
11. **Executive Session - We signed contracts for Mulch.**
12. **Adjournment**