

**Concord Oaks Homeowner's Association**  
**Board Meeting Agenda**  
**October 26, 2010 - 7:00 p.m.**

1. **Call to Order and Opening Remarks** - Meeting was called to order at 7:03 p.m
2. **Approval of Minutes from Previous Board Meeting** - A motion was made by Chris and seconded by Thor to approve October 2009 meeting minutes. Motion passed unanimously.
3. **Financial Report** - Joel gave a summary of our current account balances. We have a CD that matures in May 2011. We also have some homeowners that have not paid yet. Homeowners that have not paid are being assessed \$10 per month until they pay. Anyone that has not paid will be sent to collections December 1<sup>st</sup>.
4. **Legal Update** - There are currently 9 homes in foreclosure and we are monitoring one. We have chosen not to monitor the rest since they did not owe any money and there is a fee to monitor.
5. **Violation Report** – There is one pending complaint about paint color. This will be addressed in executive session.
6. **Old Business**
  - A. **Approval of New Management Company – We discussed the three management companies** that were interviewed. A motion was made by Thor and seconded by Chris to approve Home Owner Association Services pending legal review. Motion passed unanimously.
7. **New Business**
  - A. **Tree replacement** – A tree was damaged by a storm on Easton Ct. Attempted to submit to insurance but claim was denied. A motion was made by Thor and seconded by Chris to replace the tree with an Autumn Blaze Maple for \$651. Motion passed unanimously.
  - B. **Approval of 2011 Proposed Budget** - A motion was made by Thor and seconded by Chris to approve 2011 annual budget. Motion passed unanimously.
  - C. **Approval of 2011 Annual Assessment** - A motion was made by Thor and seconded by Chris to set 2011's annual assessment at \$175. Motion passed unanimously.
  - D. **Pond Aerator Service Agreement** - A motion was made by Thor and seconded by Chris to approve agreement with McCloud for the pond's aerator agreement. Motion passed unanimously.
  - E. **Homeowner Comments** – Two homeowners requested that we determine if their siding and roofing were considered material changes.
    - 935 Cheswick** – Determined that both their roof and siding choices are not considered material changes.
    - 1455 Woodburry** - Determined that the siding choice is not considered material changes.
8. **Executive Session** – During the executive session it was decided to send a notice to the homeowner about the color complaint.
9. **Adjournment** – Meeting was adjourned at 8:35 p.m.

