

Laurel Valley Property Owners Association

Meeting Minutes
May 10, 2011

Opening: The meeting of the Laurel Valley Property Owners Association Board of Directors was called to order at 6:45 pm on May 10, 2011 in the gate house by Jerry Roper.

Present: Jerry Roper, Patsy Hunt-Durkin, Bud Hopkins, Ron Penn, Mike Scroggins, Sara Berry and Ken Ferguson.

Visitor: Richard Cramer and Linda Bennie

Facilitator: Jim Rose

New Business: Finance committee report from Richard Cramer: At this time the finance committee can not bring a recommendation on the annual budget because we did not receive the latest financial information. Our committee does recommend that the board move forward with an accounting service. If the board wants the committee to look for this service, we will. On a positive note, we can say that our association is in very strong financial condition. We believe that the amount of "cushion" is adequate but not excessive, given the fact that road repair needs are difficult to predict and the current high price of petroleum products substantially increases the cost of road repairs.

Old Business: Jerry Roper spoke with Bob Tiebout regarding the Kelly Ridge water project. Bob Tiebout stated that nothing has changed since his presentation. TUD is waiting for some grants. Jerry mentioned our roads and if there is any damage, he would expect them to be responsible for them, Bob agreed.

By-law changes are on hold until we can get volunteers for a committee.

Salt storage project. Jerry priced several storage sheds. Discussion. Ken motioned to purchase two of the ready made storage shed @\$3150.00 pending approval from the property owner, Mike seconded. Motion passed.

Jerry received an updated letter from our attorney regarding our one foreclosure; she has filed a judgment against this member. She is waiting for his response.

Minutes: Minutes from April 12, 2011 were approved via email and will be posted on the web and at the gate house.

A. Reports:

President: See above.

Architectural: Lois Ann Wodarski requested some bushes removed at Laurel road and Hawkview road. We will have George take care of that.

There is a new home being built on Laurel road, Jerome Salamone is the builder.

The compactor area is in good shape. We finally got the cardboard container emptied.

There have been open house signs placed in Laurel Valley. Our restrictions do not allow this type of signs to be erected or maintained upon any lot. It was removed by a board of director. Ron Penn asked about a community bulletin board for this type of information. We will look into where we could place a community bulletin board.

Secretary: Patsy stated that everything is set for the annual meeting and the dinner. The Welcoming Committee is waiting for the booklet to be printed. Our Social committee may have a volunteer again. I will also be looking for more volunteers for all of the committees at the annual meeting.

All of the paper work for the mailings will be ready to go on May 24, 2011 at the gate house. I have not yet found a volunteer to take the minutes at the annual meeting. If I can't find a volunteer, I'll start looking into hiring someone through a temp service.

Security: Bud stated that the back gate will be closed on May 20, 2011. It will be for Laurel Valley residents only who have keycards.

Bud has requested that the rental companies remove the name of the cabins from the cabins and replace them with numbers. This may avoid some of the break-ins.

Roads: Ken met with SM&E (geotechnical engineering service). They spent time looking at Laurel road at the blind hill sign, Cooper Hollow and at the culvert and guard rail before you get to Sequoyah Village. The culvert can be repaired at minimal cost. Laurel road at the blind hill sign can be sealed and watched it to determine what the actual cause of the problem is. The creeping at Copper Hollow can be managed with paving or a sealant once again they need to be watched. Ken and SM&E then went up to Hawkview road. SM&E stated it looks good. Once again we don't know what is under the road. This road is one that needs to be watched.

Ken is waiting for a proposal from SM&E. The culvert and Cooper Hollow are the main areas of need. Ken will be looking into some paving company to get bids.

Data / Technology: Ron stated we need to update the technology committee. We have Tim Stringfellow and Charlotte Appleton and we added Bud Hopkins. We need to talk about where this committee needs to be. At the last board meeting, Ron asked if anyone has data needs to let him know. Discussion.

We need to make a decision about the back up batteries, wait for cheaper ones or order new ones. Discussion.

We also need to inventory all the equipment with serial numbers that we own.

Treasurer: Sara handed out the expense sheet. This has been an unusual year. We have been very conservative with the money. The areas of increase were snow removal and refuse removal. The other areas stayed well within budget or under budget. Our road reserve goals have been met. Discussion. Ken motioned to accept the proposed budget and maintain the dues at \$550.00. Ron seconded. Motion passed.

Mike motioned to adjourn the meeting at 9:25 pm, Ken second motion passed. The next meeting will be at 6.30 pm on June 14, 2011 in the gate house.

Minutes submitted by: Patsy Hunt Durkin