

**Laurel Oaks at Country Woods
Condominium Association
Board Meeting
6:30 p.m. Wed, April 18, 2007
Pool side**

President
Vice Pres.
Secretary
Treasurer
Director
Director
Director

Karen Zachar
Ed Heitov
Vacant
Elizabeth Galvin
Roberto Sanchez
Linda Domian
Barbara Moscato

All board members except Linda Domian were present. Karen Zachar called the meeting to order at 6:30 pm. Larry Worley of Ameri-tech Property Management was present

Minutes of April 11th were not read but will be presented at the May 16th meeting along with the April 18th meeting.

Treasurer's Report was given by Elizabeth Galvin. She had questions about the late fees not being collected and the roof loan interest not being posted. Larry said she could call Karen at Ameritech and she would clarify.

The new board was introduced to the attending members. The President stated that she had two goals for the coming year. #1 Repair all the bad wood and #2 get the irrigation up and running as soon as possible.

Manager's Report was given by Larry Worley of Ameri-tech.

* New resident orientation and application was discussed. Larry will get an application of the Renter's Check to Karen so it can be compared with the company currently doing the background check, etc.

* Barbara Moscato asked that our parking rules be specific before we start towing. She checked with the Police department and that gave her some concern about our rights. The point was made that we need to look closely at our Rules and Regulations and post the revised ones at the bulletin board.

* Larry is going to get a couple of roofers out to give an opinion on our roofs. No decision has been made to litigate. We are going to have Tar Heel do the cleaning and inspecting of the roofs to continue stay in compliance with the warranty. Larry will look into negotiating with Tar Heel for a better price for the service.

Architectural Report was given by Roberto Sanchez.

* The request for the cage to be built on the back of 2678 Walnut was discussed. The adjoining neighbor is against the cage being built that does not give access to enough space to clean and repair her screening. She is going to see exactly how much space she will need and Roberto will draw up new plans to suit everyone so the neighbor can have an extended cage. The board is willing to accept if everyone can be accommodated.

* Scott Hood has requested that a walkway with pavers like the pool pavers be built to get from the driveway to the sidewalk. This is not in harmony with the exterior appearance of the front of other surrounding buildings. Mr. Hood is going to look into other options.

* Irrigation was discussed along with the condition of the well. Roberto recommended that we consider Forever Green to do our well and irrigation. Larry Worley will call and speak with Shawn of Forever Green. We are not happy with Charlies Wells and Larry Worley will take care of sending a letter of cancellation to Charlies Wells if the board makes that decision. There is a 30 day cancellation notice required.

* The motion to accept the bids on the two driveways from Expert Properties totaling \$3,100.00 was made by Roberto and seconded by Barbara Moscato, all were in favor.

* Discussion of the status of the well was discussed. Larry Abbott has some information and suggestions . He will meet with Roberto, Ed and Jack with his recommendations. Roberto thinks that having Forever Green do the well and irrigation is the way to go.

Motion to adjourn the meeting at 8:15 p.m. was made by Ed Heitov and seconded by Roberto due to unexpected rain.

Respectfully submitted,

Karen Zachar

Karen Zachar, President