

GRAND RESERVE AT CORAL CREEK HOMEOWNER ASSOCIATION  
GENERAL MEETING 03/22/05

MEETING CALLED TO ORDER AT 6:35PM. ALL BOARD MEMBERS, ABBE, MARK, HEATH, CAROL AND LEE, AS WELL AS DEE WERE PRESENT.

HEATH MOTIONED TO ACCEPT THE MINUTES OF PREVIOUS MEETING, 2/22/05. MARK 2<sup>ND</sup>D IT.

PRESIDENT'S REPORT: ABBE MENTIONED THAT WE SHOULD BE AWARE OF THE FACT THAT MORE HOMES ARE BEING RENTED OUT AND THAT WE SHOULD CONSIDER RESTRICTING RENTALS TO 1 LEASE PER YEAR.

REGARDING ENGLE WALK THRU, LYNN G. HAS REQUESTED TO COME OUT TO THE PROPERTY ON 3/24/05 FOR THE PURPOSE OF INSPECTING AND REVIEWING OUR LIST OF DEMANDS. A MEETING WILL THEN BE SET PRIOR TO 3/31/05. ABBE SAID SHE HAD A MESSAGE ON HER PHONE THAT SHE WOULD RETURN TOMORROW AND LET US KNOW OF THE DETAILS. DEE SAID WE NEED TO CONTACT OUR ATTORNEY REGARDING THIS.

TREASURER'S REPORT- ATTACHED

THE 2004 FINANCIAL REPORT IS STILL BEING WORKED ON AND WILL BE READY IN THE NEAR FUTURE, BEFORE THE ANNUAL MEETING. ALL BOARD MEMBERS WILL RECEIVE A COPY AS SOON AS IT IS READY.

ARC COMMITTEE: 5 REQUESTS FOR APPROVAL BY THE BOARD. ALL WERE APPROVED, 1 IS CONTINGENT UPON PRODUCT APPROVAL (HURRICANE SAFE GLASS FOR FRONT DOOR).

WE NEED TO ADD TO ARC FORMS, A \$500.00 DEPOSIT IS REQUIRED FOR ALL MAJOR WORK, LIKE PUTTING IN A POOL OR A MAJOR ADDITION TO HOME. LEE WILL TAKE CARE OF THIS.

PROPER PROCEDURE FOR SUBMITTING ARC FORMS:

- 1)HOMEOWNER GETS FORM FROM BENCHMARK, COMPLETES FORM AND RETURNS TO BENCHMARK.
- 2)BENCHMARK DATES FORM AND GIVES TO ARC COMMITTEE.
- 3)ARC COMMITTEE CAREFULLY REVIEWS REQUEST, MAKING SURE GUIDELINES FROM CITY & GRAND RESERVE ARE FOLLOWED.
- 4)IF THE ARC COMMITTEE CAN RECOMMEND APPROVAL, THEY BRING THEM TO THE NEXT MEETING\* FOR BOARD APPROVAL\*\*. 5)IF THE FORMS ARE INCOMPLETE OR DO NOT ADHERE TO GUIDELINES, ARC COMMITTEE WILL RETURN FORM TO HOMEOWNER AND WAIT FOR CHANGES. ARC COMMITTEE WILL AGAIN REVIEW & BRING TO BOARD WHEN COMPLETE.
- 6) APPROVED FORMS ARE GIVEN BACK TO BENCHMARK.

\* IF NECESSARY, EACH BOARD MEMBER HAS AGREED TO REVIEW AN ARC REQUEST BEFORE NEXT MEETING, TO EXPEDITE APPROVAL.

\*\* BOARD APPROVAL IS CONTINGENT UPON CITY APPROVAL.

MASTER ASSOCIATION: LAST MEETING WAS 3/2/05. ATTORNEY ROBERT KAYE SENT A LETTER TO WCI ON BEHALF OF THE MASTER ASSOCIATION, REGARDING THE PARCEL THAT MAY BE UP FOR SALE AND THAT THE ASSOCIATION WAS CONCERNED AND WOULD LIKE TO POSSIBLY PURCHASE THE LAND.

THE ASSOCIATION HAS STARTED A SERIES OF 7 LANDSCAPE PROJECTS. 2 ARE COMPLETED AND 5 OTHERS WILL BE PUT ON HOLD BECAUSE THE ASSOCIATION IS WAITING TO SEE HOW FULL SOME PLANTS GROW AND IF THEY NEED TO ADD MORE PLANTS.

LIGHTING REPAIR: THERE ARE 2 MORE LIGHTING ITEMS DKW HAS TO COMPLETE, 1 STREET LIGHT AND 1 LANDSCAPE LIGHT NEAR GUARDHOUSE.

THE FICUS PROJECT IS COMPLETE. THERE ARE ISSUES, REGARDING THE PLACEMENT OF THE HEDGES AND ONE HOMEOWNER'S SPRINKLER SYSTEM WAS DAMAGED. ANGIE WILL BE HERE ON MONDAY TO FIX THE PROBLEMS.

THE ANNUAL MEETING WILL BE HELD AT THE CLUBHOUSE ON APRIL 25<sup>TH</sup> AT 7 PM.

HEATH MOTIONED TO FIX/PAINT SIGNS (AT POOL AND AT GATEHOUSE). ABBE 2<sup>ND</sup><sup>D</sup>. 4 APPROVED. CAROL VOTED NO. MOTION PASSED.

CLUBHOUSE CLOSES AT 11PM. THE ALARM IS AUTOMATICALLY SET AT 11:30 PM

THERE STILL SEEMS TO BE SOME DISCREPANCY REGARDING THE PROCEDURE FOR DEALING WITH CARS THAT PARK OVERNIGHT, PARTICULARLY THE TYPE OF NOTICE WE WILL USE. THE DISCUSSION WILL BE TABLED UNTIL NEXT MEETING.

WE NEED TO REPUBLISH RULES IN A SEPARATE LETTER, PER DEE, WITH 2 WEEKS NOTICE TO ENFORCE CHANGE OF AGE TO 18 AT CLUBHOUSE. TABLED.

THE DECISION REGARDING THE AMOUNT OF INSURANCE COVERAGE IS TABLED.

HEATH MOTIONED TO HAVE THE SIGN AT BISMARKE ISLAND REPLACED. IT WILL BE PAID FOR BY HOMEOWNER WHO KNOCKED IT DOWN. 2<sup>ND</sup><sup>D</sup> BY CAROL. ALL IN FAVOR. PROPOSAL WAS SIGNED.

HEATH MOTIONED TO ACCEPT BID FROM IGM FOR ADDITIONAL FERTILIZATION TO MAKE GRASS GREENER AND HEALTHIER. TO BE DONE AROUND MAY 13<sup>TH</sup>.

2<sup>ND</sup><sup>D</sup> BY MARK. ALL IN FAVOR. CONTRACT SIGNED AT MEETING.

POSSIBLE INSTALLATION OF GUTTERS FOR CLUBHOUSE IS TABLED.

WE ARE SENDING NOTICES TO 2 HOMEOWNERS REGARDING OVERNIGHT PARKING IN THE STREET.

DEE WILL CONTACT A VENDOR, WHO WAS PHOTOGRAPHED BY A HOMEOWNER WHILE CLEANING AN OIL STAIN IN STREET. HIS VEHICLES MADE APPARENTLY MADE THE STAIN.. HE DID NOT DO A GOOD JOB CLEANING THE STAIN.

THE BOARD AGREED TO PAY A HOMEOWNER ABOUT \$30.00 TO CLEAN HER CAR SHE SAID WAS DIRTIED WHILE WE HAD THE GATEHOUSE ROOF PRESSURE CLEANED.

LEE SUGGESTED THE ADDITION OF 4 CAMERAS IN THE VICINITY OF THE GATEHOUSE FOR \$1700.00. THE IDEA WAS TABLED.

OPEN FORUM: THE \$39,000 CARRYOVER FROM 2004 WAS QUESTIONED. DEE AND MARK SAID ALL THAT WAS MONEY WAS EARMARKED FOR PAYMENT. APPROXIMATELY \$8,000.00 OF IT IS ASSESSMENT MONEY.

A HOMEOWNER QUESTIONED THE AMOUNT OF INSURANCE COVERAGE AND ALSO THE IDEA OF CHARGING \$500 FOR MAJOR CONSTRUCTION WORK.

A HOMEOWNER WAS UPSET REGARDING THE REMOVAL AND INSTALLATION OF THE HEDGES ALONG OUR MAIN ROAD. SHE SAID THOSE HEDGES WERE ON HER PROPERTY AND NOW THE NEW ONES ARE AS WELL. SHE ALSO WAS UPSET ABOUT THE NOTICE THAT WAS SENT WITH NO REAL ADVANCE NOTICE AND THE FACT THAT THE LETTER WAS MISLEADING. SHE SAID THE LETTER SAID THE HEDGES WOULD MATCH THE OTHER FICUS HEDGES AND SHE TOOK THAT TO MEAN THAT THEY WOULD BE THE SAME HEIGHT. SHE SAID THAT NOT ONLY DID IT DISTURB HER THAT HER BACK YARD WAS EXPOSED BUT ALSO THAT SHE THOUGHT THE COMMUNITY LOOKED CHEAPER NOW THAT WE CAN SEE INTO ALL THE BACK YARDS. SHE SAID, "THANK GOD I AM NOT TRYING TO SELL MY HOME RIGHT NOW."

MARK MOTIONED TO REPLACE THE SOAP DISPENSERS WITH PLASTIC ONES THAT COST \$9.00. ABBE 2<sup>ND</sup>D. ALL AGREED. CAROL SUGGESTED WE REPLACE WITH DISPOSABLE ONES AND THEN AGREED TO GO ALONG WITH THE VOTE.

CAROL MOTIONED TO ADJOURN MEETING AT 9:35 PM. 2<sup>ND</sup>D BY LEE. ALL IN FAVOR.