

Cooper Crest Homeowner Association

Board Meeting MEETING MINUTES

IN ATTENDANCE:

Sal Munoz

Prabakaran Manoharan

Kai Neizman

Frank LaFaire

LOCATION: Richard DeRosset's Home

CALLED TO ORDER: by Sal Munoz at 9:30a.m.

TREASURERS:

Kai Neizman was thanked for his service to the Board this year and will be stepping down. He also thanked the Board for their work.

NOMINATING COMMITTEE:

Our by-laws require us to elect two (2) board members for 2011. Richard DeRosset is heading up the Nominating Committee along with Karen Veldheer and Kai Neizman. They will be approaching people to nominate. Either Frank LaFaire or Sal Munoz will need to run for re-election, along with filling the seat vacated by Kai Neizman. The committee will likely need to follow a similar proxy process for this year's election, like last year. No decision made on who will run, Sal or Frank.

PLAQUE:

Sal suggested we should approve the purchase of a plaque for Karen Veldheer and waive her dues for one (1) year as a thanks for all the work she does and has done for the Association. The Board discussed and approved purchase of a plaque costing about \$38.00 and Board members will each personally contribute \$20.00 for a gift certificate for her.

HOA DUES for 2011:

Sal made a suggestion to lower dues for 2011 to \$275.00 in light of a healthy budget. This is a \$3,500 expense if done. After discussion, on a vote of 3 to 2, the group concluded we should keep the dues as-is. Sal and Prabakaran opposed.

OUTSIDE MANAGEMENT:

Sal stated that his management of the HOA is taking on average of 15 hours per month and Sal does not think it is fair to him and to his family to do that again in 2011. In light of the lack of volunteers to spread the work out, our options are to go to an outside management and pay for services or Sal could step down from the Board and manage the HOA but would seek a monthly fee of \$750.00.

Sal will provide the Board with a list of the various tasks that need to be done to manage the HOA. No decision has been made on what path to take.

General Meeting (cont.)

HOA WEBSITE:

The Cooper Crest HOA website is close to being fully functional. Richard and Prabakaran are working together to get it completed. We will put final touches on it and present to the members in December.

LANDSCAPING:

Sal recommended we should convert certain green belt areas along Cooper Crest Street and Cooper Crest Place to non-grass beginning in the Spring of 2011 due to lack of good sprinkler systems in those areas. Board agreed to go ahead with this.

Speaking of landscaping, Richard DeRosset advised that we need to hire a person to come in and air pressure clear the irrigation lines of water to avoid freeze damage. The Board agreed to spend the money. Mukesh to find the right party.

WAIVING DUES:

A discussion was held regarding waiving dues for 1 of 2 lots owned by Thomas Yarrington because he has for years been maintaining the HOA owned private road leading to his house, keeping it mowed and weed free, etc...

The Board agreed to waive 2010 dues (\$300.00) and 2011 dues for one of his lots (the empty one)

SECURITY CAMERAS:

Sal suggested that the Board should consider installing security cameras in the streets of Cooper Crest for safety and security reasons. May cost several thousand dollars. Sal will research and come back with details and proposal for further consideration.

SPEEDING:

Frank suggested flashing lights be considered to warn of speeding . No action taken.

HOA TREES ALONG PERIMETER OF HOUSES:

Sal mentioned that we should be thinking of the potential that a tree could fall onto a property owner's house.

a. **How Do We Protect and Prevent?**

Can we tie ropes on trees that pose a danger to prevent them from falling on private residents? After a discussion, it was suggested Sal should contact our insurance company and ask for coverage confirmation and advice. In addition, Kirk Weaver tree revisited for cutting with Frank's contact assistance.

SMALL CLAIMS:

Last of the filings for dues have been made. It is likely all will pay rather than go to Court. Errors have been found in the records which had some owners owing when in fact they had paid.

General Meeting (cont.)

FIRE LANE TOWING SINAGE:

Sal recommended and all agreed to contact a tow company to install signs regarding towing if parking in the fire lane, before holidays get here. Sal to follow-up

GENREAL MEETING:

The October 6, 2010 General Meeting Minutes were approved.

SAND ISSUE:

The Negrete sand issue was discussed. A letter went out as drafted requesting replacement or pay a fine.

VACANT LAND:

Some discussion took place about looking into buying one or both of the empty lots at the entrance for future use. Will investigate later.