

CSL Board Meeting – 21-Sept-2009

Members in attendance:

Don Rye
Lewis Williams
Bryant Soble

Quorum Established

Old Business - Review

Bench on Pier ([Bill](#), [Dave Bailey](#))

Consider a bench at end of pier and ask Dave Bailey if he will build if we pay for materials.
(Dave will build < \$200)

Budget/ Social ([Bill](#), [Board](#))

Track social committee expenses between 2008-2009 and establish budget with the assistance of social chair. *(Get line item for 2010 & approve with new budget.)*

Compliance Issue ([Don](#))

Dave noted that 711 Schooner fence may be out of compliance. There is no 711 Schooner

New Gate Lock ([Bill](#)) Next year's budget: re-engineer gate so it will spring closed against a magnetic plate instead of using customary slide bar mechanism which tends to break. *(Operating Reserve (OR) — Maintenance)*

Pool Reservations

([Board](#), [Bill](#), [Attorney](#))

Loophole needs to be closed. Total number of guests accompanying family could be considerable (4 per adult + 1 per child): assume 4 children: 18 people. Enough to warrant extra lifeguard at \$35 per hour. *(Pending Consultation)*

Rental Cap ([Board](#), [Bill](#), [Attorney](#))

Discuss, draft, and approve for Annual meeting vote where 2/3 must approve to include in Bylaws. *(Pending Consultation)*

Resolution II / No Solicitation ([Board](#), [Bill](#), [Attorney](#))

Vote to have specific prohibition of soliciting between homeowners for personal profit. Also, prohibit use of Newsletter to advertise for personal gain (separate attachment) *(Pending Consultation)*

Resolution I/Rules & Regulations (Board, Bill, Attorney)

Vote to add Rules & Regulations Section to Bylaws and establish a Committee (separate attachment) (*Pending Consultation*)

Water Bill Rebate (Bill)

Need to get reduction in unusually high water bill of \$2,447 paid in Jan-09 for final months of 2008. As a result, in May-09, our budget balance was \$825 for the remainder of the year. UPA has sent letters to the County requesting this action – no replies from the count at this time

Yard of the Month/Guidelines (Board)

Use Grounds Committee to establish guidelines. Recommend that we approve, but defer implementation until spring of 2010. (*Lewis will provide general rules for board to consider and approve; recommended that we defer implementation until spring of 2010*)

Yard of the month/Sign (Bill)

Decide on maximum budget for sign. Then Bill can email designs for approval. Work with grounds and social committee. (*Budget 2010*)

Security Camera (Board, Bill)

Get estimate for rotating camera with 500 GB drive (\$400-\$500, including installation). Review and approve when full board available to discuss. This will become a Budget 2010 line item if it moves forward. Bill suggested faux cameras as far a less expensive alternative in view of the low incidence of vandalism.

NEW BUSINESS TO DISCUSS & APPROVE

Minutes, 8/17 (Board) Review and Approve. – Approved (3/3)

Bylaws Modification, Rules & Regulations (Bill/ Lewis/ Sarah/Board)

- Due to difficulty of getting a full board and scheduling our attorney to discuss these matters, she has suggested meeting with Bill and me—after which we will share the information with the board for review and approval for later action: (2010 Budget: will need to estimate Sarah's time
- Discussion of Lawn maintenance and community standards – What these standards are and how they are applied. Rules and Regulations are modifiable by the board provided the rule is not in violation of existence documents.
- Board informally approved above arrangement. Members urged to come up with questions. Primary concern is what Rules & Regulations the board has the authority to frame / impose without coming into conflict with Bylaws or Articles general governing documents.
 - Examples were discussed:
 - Pool rules—smoking, number of guests
 - Yard care & weeds:

- Don said that loophole barring number of guests homeowners may bring has already been presented under Pool Rules as posted at the pool and on the website.

Dominion Paving (Board)

- Approve Dominion proposal for stripping and seal-coating of parking lot and trail (\$2,838), previously receiving consensus via email. - Motion made and approved (3/3)
- Bill said Dominion to begin Wednesday 9/23

NW Sign Install/ Cost/Wright (Bill)

- They only had to install two posts and screw in the remainder of the signs to existing posts. Invoice on the high side (\$300).
- Bill said that they have reduced invoice to \$200.

NW Signs/ Cost/Peachtree (Bill)

- Since we used most of our existing posts to mount these signs, it seems that this invoice is also on the high side (\$695): signs + 10 posts (?). Eight surplus posts were to be sold to other UPA communities. Reduction in cost due to number of posts (2) that were actually used in CSL.
- Bill said that this is in the process and we should be getting refund of \$365.

Pier Party (Charles/ Board)

Consider and approve depending on available funds. Porta-Potty (\$95) + food + supplies (\$150?)

- Questions raised on Alcohol and what entertainment for children
- No Restriction on who can attend
- Board does not see this type of event as a CSL sponsored event
- Board recommends that this party if funded be a community event of a Fall/Costume/Halloween/Something – Contact to Social Committee (3/3)
- Porta-Potty will not be funded

Pier Work & Party Coordination (Bill)

Pier Cleaning & Sealant work needs to be completed in time for pier party on Oct-17.

OBE

- Discussed and felt that the liability concerns— coupled with alcohol, presence of children, and inaccessibility of handicapped facilities—would outweigh the benefits of staging a party at the pier and gazebo location. Approved 3/3— to abandon pier party in favor of a Halloween Party at the clubhouse to be planned by Social Committee.
- Pier work to begin on Monday 9/28. There will be no pier party—see above.

Revised 2010 Budget (Board)

- Bill to furnish breakdown for new budget item “Maintenance Reserve” which is to supplement operating reserve. When and if Maintenance Reserve is depleted for any given year, qualifying costs will be charged to operating reserves.

Revised budget analyzed on line item basis:

Reductions

- Legal
- Postage
- Irrigation
- Bldg/ Grounds

Additions

- Operating Reserve
- Maintenance Reserve – More accuracy in maintenance issue cost rather than from replacement reserve

Board will meet in Executive session to establish Budget for 2010. Time and place to be determined by E-Mail vote of board.

CSL Responsibility for Storm Drains

Part of our replacement/ Maintenance reserves may need to cover repairs or improvements to the storm drain system. Cited Sinkholes around a man-hole on one property.

Tanner-Irrigation System Extension

Part of work in process is to extend the system as approved in 2008 to cover pavilion-playground area better and other designated areas. An amount of approximately \$5,000 was included in this year’s budget.

Motions Summary		
Line	Issue	Tally / Vote
N/A	Minutes for 8/17 – Approve	3/3
Operations Reserve	Approve Dominion proposal for stripping and seal-coating of parking lot and trail	3/3
N/A	Approved substitution of Halloween Party for Pier Party (10/17) 3/3	3/3
Clubhouse	Newsome HVAC contract for 1 year (\$179)	3/3