

## **CORMORANT POINT HOMEOWNERS ASSOCIATION**

The November 5, 2014 meeting of the Board of Directors was called to order by President Steve Fox at 4:00 pm in the Golf Hammock Club Meeting Room. Other Board members present: Ed Chroscinski, Lillian Kachelries, Nancy Beatty, and Bob Henderson. Members and guests in attendance: Lydia & Alex Harding, Sue & Joe Kanson, Margaret Thomson, Nancy Galle, Leo & Ruth Hoffman, Al & Betsy Pasinella, Virginia Peckham, Jeannie Fivecoat, Roberta Humes, and Jerry McClain.

**Minutes:** The minutes of the October 1 meeting were emailed and posted on our bulletin board on the Waterwood commons. They also appear in the Golf Hammock web site. A motion to accept the minutes as published was unanimously approved. If a member would like a printed copy of the minutes, please contact Bob Rivenes, 385-5790.

**Treasurer's Report:** Nancy Beatty reported that we started the month of October with \$47,831.83 in the checking account so that with receipts of \$12,090 and expenses (for lawn maintenance and miscellanies) of \$14,337, the balance in account at end of the month was \$45,584.83. A motion to approve the report was unanimously approved. Also see attached financial report.

**President's Report:** Please note that the annual picnic is scheduled for Sat. Dec. 13 at noon in the Waterwood common area. Soft drinks and burgers and hot dogs are free of charge but BYO drinks, utensils and chairs. Volunteers will be delivering flyers to each house as a reminder.

**Vice-President Report:** No report

**Violations:** Several residents have completed power washing driveways, shrub maintenance and house painting. There are still a few that need attention. I will be inspecting our complex within the next week. If I notice any items needing attention, I will drop off my card. Please take a few minutes and read the rules and regulations in our Bylaws. They are what makes our small community the way it is: clean and green and nice to be seen.

The month of October was fire Prevention Month. With the cooler weather approaching, I would like to remind residents to be especially watchful with the use of space heaters, Christmas lighting and the use of candles. This is a great time to check out smoke detectors. If they need batteries, replace them and if the hard wired detectors fail a test, replace as soon as possible.

**Architectural/Landscaping:** Two driveway widening requests approved.

**Welcoming:** Visits are pending awaiting the return of owners from the north.

**Old Business:** None

**New Business:** None

**New Homeowners**

Gerald & Terri McGuire, 3918 Cormorant Point Drive (formerly Patty Binns)  
 Gerald & Charlotte Mayforth, 3428 Waterwood Drive (formerly Betty Geible)  
 4830 Rosewood Court, Homer, AK 99603  
 Richard P. and Richard J. Ramazetti, 3304 Waterwood Drive (formerly Jack Fritz)  
 Robert & Shirley Dygert, 3403 Cormorant Point Drive (formerly Curtis Passafume)

Meeting adjourned. The next scheduled Board meeting is December 3 at the GHOA facility at 4:00 pm.

**Bob Rivenes**, Secretary  
 Financial Report attached

2014	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
Reg. Total Funds	20,516.49	78,961.50	84,731.88	74,706.88	76,736.86	64,364.86	60,201.83	60,816.83	55,786.83	47,831.83	45,184.83	
<b>INCOME</b>												
Maintenance Fees	73,400.00	20,240.00	11,010.00	19,290.00	9,860.00	10,970.00	21,700.00	9,410.00	13,080.00	12,090.00		
CASH PICNIC	110.00											
insurance ck												
<b>SUBTOTAL</b>												
BEGINNING TOTAL												
<b>TOTAL</b>	<b>94,026.49</b>	<b>99,201.50</b>	<b>95,741.88</b>	<b>93,996.88</b>	<b>86,396.86</b>	<b>75,334.86</b>	<b>81,901.83</b>	<b>70,226.83</b>	<b>68,866.83</b>	<b>59,921.83</b>		
<b>EXPENSES</b>												
Lawn Maintenance	14,147.00	14,147.00	14,147.00	14,147.00	14,147.00	14,147.00	14,147.00	14,147.00	14,147.00	14,147.00		
Office Supplies												
Landscape Maint	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00		
Lawn Pest Control			6,798.00		6,798.00		6,798.00		6,798.00			
Legal fees	135.00			415.94		796.03						
phis insurance												
Bayless Insurance				1,599.08								
Travelers Ins					947.00							
Printing												
Postage												
Picnic												
annual meeting												
Fed & State Tax												
State Fees	61.25											
parker								160.00	50.00	50.00		
useman property		50.00		50.00	50.00	50.00	50.00	50.00	50.00	50.00		
shinail property	150.00		50.00		50.00	50.00	50.00	50.00		50.00		
Miscellaneous	31.74	37.62				50.00						
ink												
christmas bonus	500.00											
BANK		15.00		8.00								
RE CK		180.00							3.00			
paint house				1,000.00								
<b>SUBTOTAL</b>	<b>15,094.99</b>	<b>14,469.62</b>	<b>21,035.00</b>	<b>17,260.02</b>	<b>22,032.00</b>	<b>15,133.03</b>	<b>21,085.00</b>	<b>14,440.00</b>	<b>21,035.00</b>	<b>14,337.00</b>		
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