

## CORMORANT POINT HOMEOWNERS ASSOCIATION

### Meeting Minutes

April 2, 2014

The April 2, 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: Bob Henderson, Ed Chroscinski, Lillian Kachelries, Nancy Beatty and Bob Rivenes. Members and guests in attendance: Margaret Thomson, Leo & Ruth Hoffman, Peter DiMasi, Naritta Harris, Carl & Heddy Scaggs, Virginia Peckham, Jeanie Fivecoat and Sue Kanson.

**Minutes:** The minutes of the March 5 meeting was emailed and posted on our bulletin board on the Waterwood commons. 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 January with \$84,731.88 in the checking account so that with receipts of \$11,010 and expenses (for lawn maintenance and miscellanies) of \$21,035, the balance in account at end of the month was \$74,706.88. A motion to approve the report was unanimously approved. Also see attached financial report.

**President's Report:** One property that was in arrears for assessments was paid up. Another property was reported to be in arrears for assessments and was sent a letter requiring a response within 45 days. No response was received and Bob Rivenes moved and Ed seconded that our attorney be instructed to place a lien on the property. The motion was unanimously approved.

**Vice-President Report:** None.

**Violations:** Bob Henderson has received several calls pertaining to a variety of violation all of which were corrected or are pending correction. He left cards notifying owners regarding driveways in need of power washing or whose some shrubs are in need of trimming or whose pole lights are out. In those cases where the "property compliance" has not been corrected, letters will be sent to the involved homeowners in the near future.

- If you will be absent during the summer, please arrange for periodic shrub maintenance to be done.

**Tip of the Month** – Since all our homes are totally electric, it is important that we be familiar with our electrical breaker panel. Most panels have been labeled with what breakers control which appliances especially the 220 volt breakers. When in doubt with an electrical problem, trip the main breaker which is usually at the very top of bottom of the panel. All breakers are very important but the two that are of the most importance control the water heater and electric range.

If you have a limited knowledge of electrical energy, always contact a licensed electrician. If you are planning to be away for the summer, it is a good idea to turn off the water heater.

**Architectural/Landscaping:** A request for the installation of storm shutters has been approved. Also, as a reminder, please contact the Board for approval if you plan to make physical changes to the property.

**Welcoming:** Lillian made two visits and has several pending.

**Old Business:** It was noted the dog dropping reports are down to zero probably as a result of the monitoring of the area.

**New Business:** None.

Meeting adjourned. Next scheduled Board meeting (and last until September) Wednesday, May 7 at the GHOA facility at 4:00 pm.

**Bob Rivenes**  
Secretary

**New Members:** Waldo (Skip) & Sybil Hazen, 3611 Cormorant Point Dr. (formerly Barb Ryan)  
Bruce Byer, 3508 Cormorant Point Dr. (formerly Robert & Katie Sasher) Carl & Heddy Scaggs,  
3607 Golf Haven Terrace (formerly Herbert Norfolk & Virginia Thrall)

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