

SURFSIDE COLONY BOARD OF DIRECTORS  
MONTHLY MEETING  
MINUTES FOR  
TUESDAY, AUG 10, 2010

Attendees: Dave Evans, KC Coultrup, Sandy Redding, Steve Wiles, and Darlene Cahoon.

Guests: Chressa James, Dan Nowak (A14) and Richard Pearson (C17 etc)

The meeting was called to order at 6:34 pm.

Motion by Steve Wiles to approve the Meeting Minutes for JULY 13, 2010.

Second by: Darlene Cahoon

Vote: all in favor

Motion carried

Open Forum for Shareholder concerns: Dan Nowak (A14) is concerned about the parking behind A row houses by people who do not live there. Richard Pearson will resolve one specific situation regarding one of his tenants. Also, Richard Pearson (C17 etc) attended to request permission to convert the old restaurant in C15?? into a 2 bedroom apartment. The Board members toured the proposed apartment but no decision was made. Discussion ensued regarding cars parking on PCH along the new wall, and who is supposed to ticket them.

Dave Evans proposed eliminating the fee for the first two decals, and give two as part of the assessment for a \$5 increase of assessment. Also, possibly raise it another \$5 for building of reserves. It was discussed and tabled for next meeting.

- Todd Healy had received a quote for gate maintenance: \$500 per year for 5 operators plus parts for maintenance. Approved.

Finances - KC Coultrup: The finances were discussed. Mr. Coultrup indicated projects that need estimates. It was agreed that an email would be sent out to the residents to see if anyone had a referral for contractors for the future projects.

Architectural Committee Update on A110: Owner wants a basement and 4 stories and has asked for approval of the plans. The owner has submitted revised plans to include extensive shoring of the walls, piping and pumps for any water in the basement. They have agreed to pay for piping from their home to join in with the colony drainage at the playground.

Tax District Update by Mrs. Redding – registration for the Tax District Board positions is over. Ms James was asked to call the county to determine who registered. There has been no response from the County regarding Surfside Board members serving on the Tax districts.

Berm – Mr. Coultrup will solicit bids for the placement and removal of the berm

Colony issues report by Dave Evans

- Front Gate Plan - Competitive bids will be pursued after the drainage project.
- Colony Drainage/French Drains –Letter to be written to the shareholders for open and qualified bidders to respond by the end of next week.
- Discussion ensued regarding how best to determine contractors for the projects, 3 bids will be obtained
- Plans for the drainage system are in plan check
- Pot holes will have to be dug in the streets to determine what is under the area for the drainage system

Annual Shareholders Meeting – Sandy Redding - went well. Mrs. Redding and Ms. James will meet for a debriefing

- Party: Complete success!

Undergrounding from the 90s – originally \$7400 in one lump sum. Mrs. Redding is doing research into the current bond on the Surfside property bills. There is a possibility of a one-time pay down rather than the remaining four year schedule.

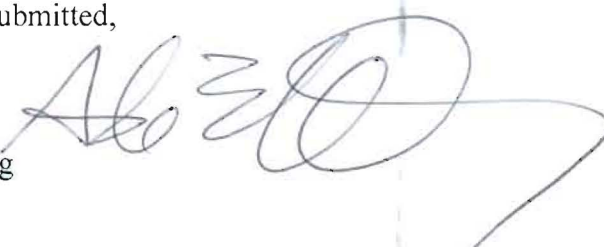
Other – A dispute has arisen between B55 and B56 concerning a fence being erected. Since B55 wants the fence, it will need to be planned to be on her property line per a Property Line Survey. Also, plans need to be submitted to the Architectural Committee. Finally, the city requires the Property Line Survey, and a signed form by both residents of both properties agreeing to the fence.

A103 needs to be reviewed. Chressa will send a letter which refers to 2006 letter regarding a possible duplex, asking the owner to resolve the issue.

The meeting was adjourned at 8:21 pm.

Respectfully Submitted,

Sandra Redding  
Secretary



Next Board Meeting September 14, 2010