

**MOORELAND ESTATES
BOARD OF DIRECTORS
MEETING MINUTES
JULY 15, 2008**

The Mooreland Estates Board of Directors met on July 15, 2008, in the Mooreland Estates Clubhouse, at 6:00 p.m.

The following Board Members were present: Dick Bray, Paul Carter, Steve Knox, Dick Fowlkes and Patricia Watkins. Hoil Crowe was also present to represent Westwood Management.

Dick called the meeting to order.

The June 17, 2008, Meeting Minutes were approved upon a motion made by Paul, and seconded by Steve. Motion carried.

The approval of the financial reports was deferred until the next meeting. Glenn presented a variance report which he had completed and stated that he had asked Hoil to make the respective changes for proper representation.

UNFINISHED BUSINESS

A. Capital Program

1. Roof Replacements

No immediate roof replacements were planned.

2. Phase II & III Painting

A preliminary walk thru with Sharpton was performed last month. The window replacements are scheduled for this month, to be completed by Windows Unlimited.

3. Gutter / Shutters

No major replacements have been identified at this time.

4. Sidewalks / Curbs

Dick and Hoil walked the property and identified the sidewalk areas in question. Concrete bids will be collected.

5. Street Patching

No additional action has been taken at this time. Bids are still being sought.

6. Trees/Landscaping

The Landscaping Committee is compiling a list of additional pruning and removals needed for the summer. Jim Johnson completed the work including removing the brush piles located inside the common area.

7. Tennis Courts

As requested, Hoil stated that the tennis nets had been installed. It was noted that the gate needed repaired.

**MOORELAND ESTATES
MEETING MINUTES
JULY 15, 2008**

Page 2

B. Fire at Vineland Court

Hoil reported that the construction had slowed. The Board asked Hoil to obtain an update on each phase of construction. If the contractor fails to provide the report, an attorney will be consulted and possibly send a demand letter to the contractor. The Board acknowledged that a law suit had been filed in relation to the claim. It has been turned over to the insurance company.

C. Repair & Maintenance Update

The Board reviewed and discussed the ongoing repairs and maintenance as well as the action list. It was noted that we needed to get the Vineland Drive sign reinstalled and a new No Soliciting sign for the entrance. The Board also approved the mulching of the playground area for \$300 by Smotherman Lawn Care.

D. Committee Reports

1. Communication – No report.
2. Landscaping – The work at the entrance was noted and everyone said it looked great..
3. Governing Docs – This committee will meet before the next Board meeting.
4. Street – No meeting had been held. They are still working on bids and still working to get the pot holes repairs.
5. Swimming Pool – Some minor electrical repairs were made to the lights.
6. Capital – No report

E. Other

It was noted that the completion of the sidewalk bridge repairs would be handled by the contractor Chris Gailbreath.

NEW BUSINESS

A. Communication with Property Manager

Lawn care continues to be a topic of discussion. Their lack of edging seemed to garner the largest response.

A request for an outgoing mailbox was made for the Flowerwood Court area.

**MOORELAND ESTATES
MEETING MINUTES
JULY 15, 2008**

Page 3

B. Other

Hoil stated that the water bill was already overbudget and that the homeowners should begin voluntarily conserving water.

The homeowners were encouraged to get out and vote in the upcoming election. This area's voting attendance reflects poorly on Mooreland Estates and directly affects decisions made by the City in regards to our community.

There being no further business to discuss the meeting was adjourned at 7:19 p.m.

Dick Bray, President - 3/11

Paul Carter, Vice President - 3/10

Patricia Watkins, Secretary/Treasurer - 3/09

Steve Knox, Member - 3/11

Dick Fowlkes, Member - 3/09

**MOORELAND ESTATES
BOARD OF DIRECTORS
MEETING MINUTES
JUNE 17, 2008**

The Mooreland Estates Board of Directors met on June 17, 2008, in the Mooreland Estates Clubhouse, at 5:59p.m.

The following Board Members were present: Glenn Mizell, Dick Bray, Paul Carter, Steve Knox and Patricia Watkins. Hoil Crowe was also present to represent Westwood Management.

Glenn called the meeting to order.

The June 17, 2008, Meeting Minutes were approved, as amended, upon a motion made by Dick, and seconded by Paul. Motion carried.

The approval of the financial reports was deferred until the next meeting.

In preparation of Glenn's resignation, the Board had sought a member to fill the unexpired term. A motion was made by Dick that Dick Fowlkes be appointed to fill the position. Trish seconded the motion. Motion carried. The Board unanimously approved the transition of Dick Bray from Vice President to President, and Paul Carter to Vice President.

UNFINISHED BUSINESS

A. Capital Program

1. Roof Replacements

No immediate roof replacements were planned.

2. Phase II & III Painting

A final walk thru with Sharpton is scheduled for the week of June 20th. The window replacements are scheduled for this month, to be completed by Windows Unlimited.

3. Gutter / Shutters

No major replacements have been identified at this time.

4. Sidewalks / Curbs

Dick and Hoil walked the property and identified the sidewalk areas in question. Concrete bids will be collected.

5. Street Patching

No additional action has been taken at this time. Bids are still being sought.

6. Trees/Landscaping

The Landscaping Committee is compiling a list of additional pruning and removals needed for the summer. Jim Johnson is scheduled to complete the work including removing the brush piles located inside the common area.

**MOORELAND ESTATES
MEETING MINUTES
JUNE 17, 2008**

Page 2

7. Tennis Courts

Additional bids were requested for sealing the cracks with asphalt hot mix and painting the courts. Dick stated that he had been advised by an asphalt company that sealing the cracks with a hot mix was not a viable solution. Hoil stated that two coats of paint and striping would cost approximately \$6,000. There was some additional discussion, but no final decision was made at this time.

B. Fire at Vineland Court

Hoil reported that the construction continued to move along. A resolution to several drainage issues was now being considered. MTEMC was on site upgrading the electrical at the sight, and sod had been added and was being watered by volunteers.

C. Repair & Maintenance Update

The Board reviewed and discussed the on going repairs and maintenance. It was noted that the fence at 308 Flowerwood appeared to be falling. Hoil will contact the owner. It was noted that we could proceed with having the hole on Tartan Crest and the other pot holes repaired as well. Hoil and Dick will work together to secure a contractor. Hoil and Dick reported as well, that the underground leak behind Amanda and Reed had been located and repaired. Another leak had been reported on Vineland; however, it was determined to be the responsibility of the homeowner to repair.

D. Committee Reports

1. Communication – A newsletter was completed before Trish went into the hospital.
2. Landscaping – A contractor has been selected to complete a list of committee needs – Jim Johns. No date was selected yet for the work to begin; however, we are on his list.
3. Governing Docs – This committee will meet Monday night to begin work on the bylaws.
4. Street – Several representatives of the committee met with Joe Sweeney at the City, and it was a favorable first meeting. He encouraged the member to speak to their neighbors regarding their voting in City elections. He seemed to believe political pressure would help us accomplish our goals.
5. Clubhouse Interior – It was noted that Jim Proctor was now chairing the clubhouse committee.
6. Swimming Pool – No formal report was given.
7. Capital – It was noted that Rob Walker had resigned from the committee due to work related issues.
- 8.

**MOORELAND ESTATES
MEETING MINUTES
JUNE 17, 2008**

Page 3

A. Other

It was noted that the pool gate had a hole in it. Hoil will check on the repair options.

One member objected to the pool rule that stated 1 year olds were not allowed in the pool. Glenn stated that this particular rule was based upon a health department study. The Board agreed to discuss it further.

The Board presented Glenn a plaque for his many years of service to the association.

There being no further business to discuss the meeting was adjourned at 7:10 p.m.

Dick Bray, President - 3/11

Paul Carter, Vice President - 3/10

Patricia Watkins, Secretary/Treasurer - 3/09

Steve Knox, Member - 3/11

Dick Fowlkes, Member - 3/09

**MOORELAND ESTATES
BOARD OF DIRECTORS
MEETING MINUTES
MAY 20, 2008**

The Mooreland Estates Board of Directors met on May 20, 2008, in the Mooreland Estates Clubhouse, at 5:57 p.m.

The following Board Members were present: Glenn Mizell, Dick Bray, Paul Carter and Steve Knox. Hoil Crowe was also present to represent Westwood Management.

The April 15, 2008, Meeting Minutes were approved upon a motion made by Paul, and seconded by Steve. Motion carried.

The financial reports through April 30, 2008, were reviewed and approved upon a motion made by Paul, and seconded by Steve. Motion carried.

UNFINISHED BUSINESS

A. Capital Program

1. Roof Replacements

No immediate roof replacements were planned. The existing roofing systems and ventilation was discussed. It was agreed that ridge vents were a viable means of ventilation. It was also noted that ALL ROOFS IN SECTIONS II AND III WOULD BE REQUIRED TO INSTALL KNEEWALLS IF THEY DID NOT ALREADY HAVE THEM.

2. Phase II & III Painting

Sharpton had begun the final punchlist work. The Board voted to charge Sharpton for all windows / screens broken during his paint cycle. An independent window contractor will install the windows.

3. Gutter / Shutters

No major replacements have been identified at this time.

4. Sidewalks / Curbs

Dick and Hoil walked the property and identified the sidewalk areas in question. Concrete bids will be collected.

5. Street Patching

No additional action has been taken at this time. Bids are still being sought.

6. Trees/Landscaping

The Landscaping Committee is compiling a list of additional pruning and removals needed for the summer.

7. Tennis Courts

Hoil presented a bid \$7,950 to level the surface and paint the tennis courts. After some discussion, it was suggested that we try to obtain a bid to pour hot mix in the cracks, and then paint and stripe the surface with court paint.

**MOORELAND ESTATES
MEETING MINUTES
MAY 20, 2008**

Page 2

B. Fire at Vineland Court

Hoil reported that the construction continued to move along. Delays with subs and Codes contributed to the problem. Bill Brewer and Hoil met with the contractor within the last week who had scheduled final cabinet, countertop, plumbing and painting work to be completed within the next two weeks.

C. Repair & Maintenance Update

The Board reviewed and discussed the on going repairs and maintenance. Dick suggested we add unfinished action items to the list as well.

D. Committee Reports

1. Communication – A newsletter was completed before Trish went into the hospital.
2. Landscaping – A contractor has been selected to complete a list of committee needs – Jim Johns. No date is set yet for the work to begin; however, we are on his list.
3. Governing Docs – No report.
4. Street – No new bids at this time.
5. Clubhouse Interior – Amy said the list of improvements previously submitted had been completed and everyone agreed they looked great. Amy then stated that she was resigning from the committee.
6. Swimming Pool – After some discussion it was agreed that, at the last meeting, the Board had discussed requiring all pool coolers to be left outside the pool compound, but that it had not been approved as a new pool rule.
7. Capital – No report.

NEW BUSINESS

A. Communications with Property Manager

Hoil stated that he had been notified of a potential water leak behind Reed Drive and Amanda Court. He and Dick had inspected the area and that he had called the City to check to see if it was their problem. Hoil will inquire what a backhoe would cost in case it turns out to be an HOA problem.

Hoil also reported that he had heard from several homeowners regarding the pool job the lawn care company was doing. He stated that since the last Board meeting their contract had been approved and that he had met with them several times outlining the areas of concern. The service appeared to be improving but a close watch will be kept on their work.

**MOORELAND ESTATES
MEETING MINUTES
MAY 20, 2008**

Page 3

B. Other

It was noted that the drainage problem behind 7018 Tartan had not been resolved. The drainage report was again mentioned and that it was determined that it was not the HOA's responsibly.

Hoil stated that he had sent a letter to 207 Flowerwood Court regarding the debris on her patio area. She responded by saying her kitchen flooring was being replaced and that is why the cabinets were outside. Hoil will check to make sure they are moved back inside or removed from this area.

Hoil was asked to call the City regarding the drainage from the new construction on the hill above Moores Lane.

It was noted that there were 2 pot holes that needed to be repaired in the subdivision. Dick Bray suggested filling them with concrete. The Board then agreed to purchase a wheelbarrow, and broadcaster for the HOA.

Glenn reported that due to that fact that he would be selling his home, he intended to resign from the Board at the June meeting. He suggested that the Board consider nominating Bill Brewer to serve the remainder of his term.

There being no further business to discuss the meeting was adjourned at 7:43 p.m.

Glenn Mizell, President - 3/09

Dick Bray, Vice President - 3/11

Patricia Watkins, Secretary/Treasurer - 3/09

Steve Knox, Member - 3/11

Paul Carter, Member - 3/10

**MOORELAND ESTATES
BOARD OF DIRECTORS
MEETING MINUTES
MARCH 13, 2008**

The Mooreland Estates Board of Directors met on March 13, 2008, in the Mooreland Estates Clubhouse, at 5:58 p.m.

The following Board Members were present: Glenn Mizell - President, Dick Bray – Vice President, Patricia Watkins - Sec/Treasurer and Paul Carter - Member.

Mike Huff, from Robin Insurance attended the meeting and discussed with the Board and other members present the existing coverage through CAU. He also spoke of the insurance coverage needed by each owner. For future reference, he provided the homeowners who were present a pamphlet that outlined the points made during his presentation.

Hoil Crowe was also present to represent Westwood Management.

The February 19, 2008, Meeting Minutes were approved by acclamation.

The financial reports through February 29, 2008 were reviewed and approved upon a motion made by Trish, and seconded by Paul. Motion carried.

UNFINISHED BUSINESS

A. Capital Program

1. Roof Replacements

Hoil presented bids for roof replacements at 501 Sunberry and 1604 Reed Drive. Mark Willis Roofing was the least expensive with bids of \$3,975 and \$4,130 respectively. Dick stated that we must make sure each roof included proper ventilation. After some additional discussion the bids were accepted upon a motion made by Paul, and seconded by Trish. Motion carried.

2. Phase II & III Painting

A few punch list items remain – primarily related to the replacement of storm windows. A retainage has been withheld from Sharpton Painting's last payment to make sure these matters are resolved. Hoil met with Sharpton who has begun the repairs.

3. Gutter / Shutters

No major replacements have been identified at this time.

4. Sidewalks / Curbs

A new request from the insurance company has been received. Dick and Hoil will walk the property to identify the areas in question.

5. Street Patching

The committee has received an estimate for patching. No additional action has been taken at this time.

6. Trees/Landscaping

The Landscaping Committee is compiling a list of additional pruning and removals needed for the summer.

**MOORELAND ESTATES
MEETING MINUTES
MARCH 13, 2008**

Page 2

7. Tennis Courts

Based upon the Board's request, Hoil presented bids for the pressure washing of the tennis courts and the caulking of the cracks. Knight & Associates \$850 bid was accepted.

B. Fire at Vineland Court

Hoil reported that the construction continued to move along. The rainy weather had slowed the progress. The completion date is expected to be the end of March.

C. Repair & Maintenance Update – The Board reviewed and approved the repair and maintenance log. Hoil reported that he had received a \$430.88 water credit from the leak on Reed. No details were available at this time.

D. Committee Reports

1. Communication – Deferred.
2. Landscaping – Deferred.
3. Governing Docs – Deferred.
4. Street – Deferred.
5. Clubhouse Interior – Deferred.
6. Swimming Pool – Deferred.
7. Capital – Deferred.

NEW BUSINESS

A. Communications with Property Manager

The Board reviewed the monthly correspondence with Hoil. They discussed a man seen behind Tartan Crest with a rifle. Hoil stated he had called a Board member from Mooreland II, but they had no knowledge of the matter. Glenn was to contact the Present of MEII.

B. Other

It was noted that 7010 Tartan and 1621 Old Fowlkes were missing shingles. Hoil will contact RD Herbert. 601 Sunberry was in need of a gutter repair. Hoil will contact Clinard.

**MOORELAND ESTATES
MEETING MINUTES
FEBRUARY 19, 2008**

Page 3

NEW BUSINESS – CONT.

There being no further business to discuss the meeting was adjourned at 7:15 p.m.

Glenn Mizell, President - 3/09

Dick Bray, Vice President - 3/08

Patricia Watkins, Secretary/Treasurer - 3/09

Bill Brewer, Member - 3/08

Paul Carter, Member - 3/10

**MOORELAND ESTATES
BOARD OF DIRECTORS
MEETING MINUTES
APRIL 15, 2008**

The Mooreland Estates Board of Directors met on April 15, 2008, in the Mooreland Estates Clubhouse, at 5:58 p.m.

The following Board Members were present: Glenn Mizell, Dick Bray, Patricia Watkins, Paul Carter and Steve Knox. Hoil Crowe was also present to represent Westwood Management.

Officer elections were duly held and the results were as follows: Glenn – President, Dick – VP, Paul – Sec/Treasurer.

The March 13, 2008, Meeting Minutes were approved upon a motion made by Paul, and seconded by Trish. Motion carried.

The financial reports through March 31, 2008 were reviewed and approved upon a motion made by Dick, and seconded by Trish. Motion carried.

UNFINISHED BUSINESS

A. Capital Program

1. Roof Replacements

The two new roofs were installed. No immediate roof replacements were planned.

2. Phase II & III Painting

Hoil met with Sharpton who had begun the repairs. Hoil was to schedule a walk thru to make sure all the remaining items were repaired. He had requested a window replacement bid as a backup.

3. Gutter / Shutters

No major replacements have been identified at this time.

4. Sidewalks / Curbs

Dick and Hoil will walk the property to identify the areas in question.

5. Street Patching

No additional action has been taken at this time; however, it was noted that we needed to start moving on the matter again.

6. Trees/Landscaping

The Landscaping Committee is compiling a list of additional pruning and removals needed for the summer. Kathy looked at the Mertie's tree and determined that its removal will be a homeowner matter.

7. Tennis Courts

Hoil stated that much of the surface came up when the area was pressure washed. No caulking was done because of this occurrence. After some discussion, the Board asked Hoil to get bids to repair and resurface the tennis courts, with and without a sport court finish.

**MOORELAND ESTATES
MEETING MINUTES
APRIL 15, 2008**

Page 2

B. Fire at Vineland Court

Hoil reported that the construction continued to move along but slowly. The job was slowed because the meter bases had to be raised by MTEMC, before the electrician could come in and do his job, which in turn had to be inspected by Code before the final electrical work could be performed and final inspection given.

C. Repair & Maintenance Update

The Board reviewed and approved the repair and maintenance log. Steve made two observations regarding maintenance. Going forward we might need to look at the requirement of knee wall on the roofs. He said you do not put knee walls on truss systems. As well he remarked that the one-coat of paint per paint cycle should again be discussed, because he is convinced it does not provide adequate coverage.

D. Committee Reports

1. Communication – Trish is compiling a newsletter.
2. Landscaping – They plan to meet and work out a plan for the entrance and the clubhouse.
3. Governing Docs – No report.
4. Street – No new bids at this time.
5. Clubhouse Interior – Amy presented a list of improvements from the committee. The amount to complete the job exceeded funds raised by \$1,000. The Board unanimously approved the funding.
6. Swimming Pool – The Board reviewed and approved the amended pool rules and agreed to open the pool on May 10th. Coolers should be left outside the fence and No glass should ever be taken inside the pool area.
7. Capital – No report.

NEW BUSINESS

A. Communications with Property Manager

Hoil received a request several months ago from Joe Giamelli for a siding reimbursement. The Board unanimously approved the reimbursement.

B. Other

The Board asked Hoil to work to have the trailers moved from directly in front of the clubhouse.

The Board asked Hoil to again send a letter to 207 Flowerwood Court and give her two weeks to remove the trash and debris from her breezeway or the Board would hire someone to haul it off for her and bill her for the service.

**MOORELAND ESTATES
MEETING MINUTES
APRIL 15, 2008**

Page 3

NEW BUSINESS – CONT.

There being no further business to discuss the meeting was adjourned at 7:37 p.m.

Glenn Mizell, President - 3/09

Dick Bray, Vice President - 3/11

Patricia Watkins, Secretary/Treasurer - 3/09

Steve Knox, Member - 3/11

Paul Carter, Member - 3/10

**MOORELAND ESTATES
BOARD OF DIRECTORS
MEETING MINUTES
FEBRUARY 19, 2008**

The Mooreland Estates Board of Directors met on February 19, 2008, in the Mooreland Estates Clubhouse, at 5:52 p.m.

The following Board Members were present: Glenn Mizell - President, Dick Bray – Vice President, Patricia Watkins - Sec/Treasurer, Bill Brewer – Member and Paul Carter - Member.

Hoil Crowe was also present to represent Westwood Management.

The amended November 20, 2007, Meeting Minutes and the January 15, 2008, meeting minutes were approved by acclamation.

The financial reports through January 31, 2008 were reviewed and approved upon a motion made by Paul, and seconded by Dick. Motion carried. The Board ratified the approval for the establishment of the capital program that included \$1,136.47 for clubhouse renovations and \$88,134.47 for capital budget contributions.

UNFINISHED BUSINESS

A. Capital Program

1. Roof Replacements

The Board reviewed the list of roofs scheduled for replacement in 2008. They also reviewed a list of problem roofs. After some discussion the Board asked Hoil to obtain bids for roof replacement at 501 Sunberry and 1604 Reed Drive. Dick stated that he was concerned the knee wall and vents were not being installed as they should and suggested that we do a better job tracking such work.

2. Phase II & III Painting

A few punch list items remain – primarily related to the replacement of storm windows. A retainage has been withheld from Sharpton Painting's last payment to make sure these matters are resolved. Hoil had scheduled to meet with Sharpton on Friday.

3. Gutter / Shutters

No major replacements have been identified at this time.

4. Sidewalks / Curbs

A new request from the insurance company has been received. Dick and Hoil will walk the property to identify the areas in question.

5. Street Patching

The committee has received an estimate for patching and has invited a paving expert to speak to the Board and homeowners at the next meeting regarding the overall condition of the streets.

6. Trees/Landscaping

The Landscaping Committee is compiling a list of additional pruning and removals needed for the summer. It was noted that the drought had taken its toll on several common area trees.

**MOORELAND ESTATES
MEETING MINUTES
FEBRUARY 19, 2008**

Page 2

7. Contingency

No report at this time

B. Fire at Vineland Court

Hoil reported that the construction continued to move along. The cold weather had slowed the drywall installation. The completion date is expected to be the end of March.

C. Repair & Maintenance Update – The Board reviewed and approved the repair and maintenance log. Maintenance of the tennis courts was discussed. Trish and Hoil agreed to meet and discuss options.

D. Committee Reports

1. Communication – Trish reported that the directory is on hold for right now.
2. Landscaping – Kathy reported several trees and stumps had been removed.
3. Governing Docs – The Committee is planning to start back up after the New Year begins.
4. Street – No additional bids at this time
5. Clubhouse Interior – No formal report was given.
6. Swimming Pool – No formal report was given.
7. Capital – No formal report was given.

NEW BUSINESS

A. Communications with Property Manager

The Board reviewed and approved the awning application from Sherry Featherstone.

B. Water Leak

Hoil reported that he had applied for the water credit that resulted from the leak on Reed Drive. He had not received the plumber's affidavit from the leak at Vineland Court.

C. Water Conservation Program

Hoil reported that American Leak Detection estimated that for \$600-\$1,800, they could walk the HOA's main water lines and ascertain if a significant leak exists. After some discussion, the Board agreed and Hoil will get the service scheduled.

**MOORELAND ESTATES
MEETING MINUTES
FEBRUARY 19, 2008**

Page 3

NEW BUSINESS – CONT.

D. Proposed Change to the Trim Policy

The Board met previously to review the existing trim policy for the Association. (The results of said meeting are enumerated in detail in the attached document.) The new trim policy was approved upon a motion made by Paul, and Seconded by Bill. Motion carried.

Trish presented a minority report stating that she and Dick disagreed with the policy change. (Said report is attached)

E. Other

It was noted that the cable behind Sunberry is still above ground.

Upon a motion made by Paul, and seconded by Dick, that Board voted to move the next Board meeting and Annual Meeting to March 13th. Motion carried.

There being no further business to discuss the meeting was adjourned at 7:32 p.m.

Glenn Mizell, President - 3/09

Dick Bray, Vice President - 3/08

Patricia Watkins, Secretary/Treasurer - 3/09

Bill Brewer, Member - 3/08

Paul Carter, Member - 3/10

**MOORELAND ESTATES
BOARD OF DIRECTORS
MEETING MINUTES
JANUARY 15, 2008**

The Mooreland Estates Board of Directors met on January 15, 2008, in the Mooreland Estates Clubhouse, at 6:21 p.m.

The following Board Members were present: Glenn Mizell - President, Dick Bray – Vice President, Patricia Watkins - Sec/Treasurer, and Paul Carter - Member.

Hoil Crowe was also present to represent Westwood Management.

Approval of the November 20, 2007, Meeting Minutes was deferred.

Approval of the December 31, 2007, Financial Reports was deferred.

Rod Jordan of Pavecoat, Inc., was invited to the meeting to speak to the homeowners regarding his assessment of the neighborhood streets. He reported on their condition and included the areas that were failing, the cause of the failing, and possible remedies. As well, he outlined a prioritized list of repairs and resurfacing (complete report attached).

UNFINISHED BUSINESS

A. Capital Program

1. Roof Replacements

Hoil will be compiling a list of roofs for replacement consideration in the spring. Once the list is approved, bids will be compiled.

2. Phase II & III Painting

A few punch list items remain – primarily related to the replacement of storm windows. A retainage has been withheld from Sharpton Painting's last payment to make sure these matters are resolved.

3. Gutter / Shutters

No major replacements have been identified at this time.

4. Sidewalks / Curbs

A new request from the insurance company has been received. The Board and Hoil need to confirm areas in question so that bids can be obtained.

5. Street Patching

The committee has received an estimate for patching and has invited a paving expert to speak to the Board and homeowners at the next meeting regarding the overall condition of the streets.

6. Trees/Landscaping

The Landscaping Committee is compiling a list of additional pruning and removals needed for the summer. It was noted that the drought had taken its toll on several common area trees.

7. Retaining Wall

No report at this time

**MOORELAND ESTATES
MEETING MINUTES
JANUARY 15, 2008**

Page 2

8. Contingency

No report at this time

B. Fire at Vineland Court

Hoil reported that the construction continued to move along. The cold weather had slowed the drywall installation. The completion date is expected to be March.

C. Repair & Maintenance Update – The Board reviewed and approved the repair and maintenance log. They asked Hoil to get labor rates to have the bridged rebuilt with the new materials previously purchased.

D. Committee Reports

1. Communication – Trish discussed a needed update for the directory.
2. Landscaping – Winter had slowed everything down – No formal report.
3. Governing Docs – The Committee is planning to start back up after the New Year begins.
4. Street – See report from Rod Jordan.
5. Clubhouse Interior – More plans will follow in the New Year.
6. Swimming Pool – No formal report was given.
7. Capital – No formal report was given.

NEW BUSINESS

A. Communications with Property Manager

In preparing for the Annual Meeting mailer, it was noted that there were going to be two positions for the Board available.

The Board acknowledged the receipt of a letter from Ed Harris regarding the definition of trim. The Board agreed to again address the issue and a separate meeting will be held to discuss the matter.

B. Water Leak

It was noted that there had been a rather serious water leak in front of 1607 Reed Drive in December. It was in an association line, and since been repaired by Joslin Plumbing. Hoil stated that he would be requesting a water credit from Mallory Valley.

It was suggested that American Leak Detection be contacted for an estimate to check the entire property for underground leaks.

**MOORELAND ESTATES
MEETING MINUTES
JANUARY 15, 2008**

Page 3

NEW BUSINESS – CONT.

C. Other

The Board stated that when a decision is made on what steps to take to raise the money for the streets, a special homeowners' meeting will be held to discuss the matter in detail.

Ernie Brooks stated that the pine trees on the berm behind his house need to be topped. The landscaping committee will survey the area and report to the Board.

The owner of 7028 Tartan Drive presented a request to install a hot tub on his patio/deck. The Board approved pending the approval of his neighbors.

There being no further business to discuss the meeting was adjourned at 7:24 p.m.

The next meeting will be February 19, 2008

Glenn Mizell, President - 3/09

Dick Bray, Vice President - 3/08

Patricia Watkins, Secretary/Treasurer - 3/09

Bill Brewer, Member - 3/08

Paul Carter, Member - 3/10