

MOORELAND ESTATES HOMEOWNER'S ASSOCIATION
MINUTES OF ANNUAL MEETING
MARCH 15, 2006

The Annual HOA meeting was held at the Association Clubhouse and was called to order by Glenn Mizell, HOA Board President, at 8:00 PM.

The members of the HOA Board introduced themselves to those in attendance.

Glenn welcomed everyone to the meeting and thanked them for attending. Glenn covered various housekeeping items, such as registering attendance, completing the email form to receive emails on the Association, and to please sign Tartan Drive petition.

He then reviewed the purpose of the meeting - to give a brief update on the status of the Association, communicate plans for the upcoming year, and to receive feedback from members. We wish to be good stewards of everyone's time. Therefore, with that consideration, if member has a maintenance issue on your house/unit you wish to make the Association aware of, we ask those issues be addressed at a monthly Board Meeting or after the meeting is adjourned.

Glenn verified that the required notice of meeting had been sent as required in the Governing Documents. The notice was mailed to homeowners of record in early February 2006 and included meeting notice, ballot / proxy, and Summary December 31, 2005 Financial Statement.

He noted that the 2005 Meeting Minutes needed to be corrected to read within the President's Message should correctly read, "... the proposed amendment to change how the CC&R's are amended was passed in January 2005." Upon a motion by Amy Mizell and a second by Paul Carter, the minutes were approved as corrected.

The Nominating Committee reported that Tricia Watkins and Glenn Mizell had each been nominated for a three-year term. A nomination for James Graves was accepted from the floor. After the votes were counted, Ms. Watkins and Mr. Mizell were re-elected to the HOA Board.

Reports of Committees

- Governing Documents – Myrte Veach, chairperson, stated that the committee had met several times since September 2005. The committee has six HOA members actively participating and had reviewed Articles I – V of the Covenants, Conditions, and Restrictions. Our CC&R's were written in 1976, and except for certain amendments, remain basically unchanged. The task of the committee is to bring the documents up to date. Once the initial review is complete, the task of communicating the changes will be undertaken.
- Landscaping – Kathy Knox, chairperson, stated that the committee had formed in October and has already had two Association work days focusing on the Clubhouse landscaping and the "tree line" just north of

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Moore's Lane. Approximately 10-12 people participated in both work days. In April, the committee will be focusing on the front entrance at Mooreland Blvd. The committee has eight people working on it. If an HOA member has a need for assistance with their landscaping or is unsure what is their responsibility for landscaping, please contact a member of the committee.

- Five Year Capital Plan – Rob Walker, chairperson, stated the task for his committee is to plan and update the Association's five year capital plan (roofs, painting, swimming pool, clubhouse, streets, etc.). There are seven people on this committee. This committee meets in July through September.
- Social – Terri Dixon, chairperson, was unable to be present to make her report. The social committee is responsible for planning pot luck suppers and other events for the Association.
- Communications – Tricia Watkins, chairperson, stated that the 2005 update to the resident directory was completed and the new message board at the front entrance was recently installed. There are sixteen people on this committee and they are also the street captains for the Associations. Further, a member has been identified to oversee the production of a quarterly HOA newsletter.
- Street – Dick Bray, Board Liaison, reported the committee recently formed. The task for this committee is to plan the annual street paving for the Association and to work with the City to transfer maintenance of our streets to the City. There are six people on this committee.
- Management Contract Review – Glenn Mizell, Board President, reported that the RFP for Property Management services was sent to 4 companies and their bids are due to the committee on April 15. There are seven people on this committee.

Glenn announced that we need more people on several committees. There are between 35 – 40 people working on committees, but we need another 8-10 (total) to work on Landscaping, Social, and Five Year Plan committees.

Reports of Officers and Board Members

- Tricia Watkins – Vice President, stated that if anyone is aware of people in our neighborhood who need help, to please coordinate the assistance with Tricia.
- Paul Carter - thanked everyone on the committees for their efforts in making Mooreland Estates a better place to live.
- Bill Brewer thanked everyone for attending the meeting.
- Dick Bray- thanked the committee chairpersons for their efforts to keep the committees active. Dick said the committees were doing some of the best work yet for the Association.
- Glenn Mizell – President (President's & Treasurer's report)

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- 18 roof replacements funded in 2005, 15 completed. Another 10 already funded for 2006 with another 5 +/- to be funded this year.
- Painting of Phase I and II will be during Summer 2006 with Phase III painting in 2007.
- Pool will open in mid-May and close mid-September
- Chipper Service on Mooreland Blvd
- Tartan Drive petition and Moore's Lane Left Turn Light
- Total Accts. Rec. as of Mar 13 is \$32,501.11. 8 members account for 86% of A/R -\$28,063.12. 13 members account for the remaining \$4,437.99. Actively pursuing the 8 largest A/R accts. Includes both monthly fee and special assessment. 86% of HOA members are paying dues on time.
- \$10 Fee increase due to Phase II painting, trash collection vendor, utilities, maintenance needs.

Glenn recognized and express appreciation, on behalf of the Association, to Hoil Crowe and Westwood Management for their efforts to Mooreland Estates over the past year.

Hoil Crowe updated the members on the Fire at Vineland Court and the status of the Reconstruction process. He reported Nationwide Insurance had hired an engineering firm to conduct a study of the building's structural integrity. Although the report was not available at the time of the meeting, preliminary reports seem to conclude that the building would in fact have to be razed before the new construction could begin. They hope to have the demolition started by April 15th. There was no official cause of the fire available at the time of the meeting.

Following several comments from members, the meeting was adjourned at 9:14 PM.