

MOORELAND ESTATES HOMEOWNER'S ASSOCIATION
MINUTES for ANNUAL MEETING
THURSDAY, MARCH 15, 2007

The meeting was called to order at 8:00 PM by the President, Glenn Mizell.

The Required Notice of Meeting was verified by the President. The notice was mailed to homeowners of record in early February 2007 and included meeting notice, ballot / proxy, and Summary December 31, 2006 Financial Statement.

The President 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 this meeting is adjourned."

The Officers and Board of Directors introduced themselves and did not have any communications for the members at this time. Paul Carter served as Vice President and Dick Bray served as Treasurer. Bill Brewer was unable to attend the meeting.

The President introduced Hoil Crowe, Property Manager, Westwood Management. Mr. Crowe gave a brief history and status of the reconstruction of Vineland Court

Upon a motion made by Paul Carter and seconded by Paul Tampien, the 2006 Annual Meeting Minutes were approved as submitted without correction.

The Report from Nominating Committee (Bill Brewer) was accepted by the President. The report nominated Paul Carter as Director for a three year term (2007-2010). The President opened the floor for nominations and there were none. Upon a motion by Sally Tampien and seconded by Amy Mizell, Mr. Carter was elected by acclamation.

Report from Committees (alphabetical order):

During committee reports, all members of committees were asked to stand and be recognized. The chairpersons made a brief presentation on their committee's activities for 2006 and the plans for 2007.

- **Capital Planning Committee** – Rob Walker, chairperson. Mr. Walker was unable to attend.
- **Clubhouse Interior Renovation** – Amy Mizell, chairperson. Ms. Mizell reviewed the fundraising activities of the committee, renovation projects to date, and plans for 2007.
- **Communications** – Tricia Watkins, chairperson. Ms. Watkins reviewed the communication activities (newsletters, phone directory, message board, etc.). She thanked the street captains for their service this past year.
- **Governing Documents** – Myrte Veach, chairperson. Ms. Veach stated the committee had been reviewing proposed amendments

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since June 2005 and those amendments would be proposed to the membership after the meeting.

- **Landscaping** – Kathy Knox, chairperson. Ms. Knox reviewed the four major landscaping projects for 2006 and announced the next project would be on Old Fowlkes Drive.
- **Pool / Playground** – Jim Proctor, chairperson. Mr. Proctor was unable to attend the meeting.
- **Social** – Terri Dixon, chairperson. Ms. Dixon was unable to attend the meeting. Ms. Mizell announced the next social would be April 13 at the clubhouse.
- **Streets** – Dick Bray / Dick Fowlkes, chairpersons. Mr. Bray gave an update as to the status of alternatives regarding the street maintenance activities of the HOA.

Report from President

- Finished 2006 \$11,300 under in operating budget and \$2,200 over in capital budget
- 17 roof replacements funded in 2006, 17 completed. Total roof replacements funded / completed in past two years – 35. Total authorized for 2007 is 14 plus 4 on Vineland Court. Total is 53 roofs replaced over 3 years.
- Completion of Painting of Phase II and painting of Phase III in 2007
- Pool will open in mid-May and close mid-September – Gates at Pool and Tennis Court have new electronic locks to increase security and minimize vandalism
- Completed major repair of Swimming Pool to fix 2 major leaks / cracks in pool deck. Foot Bridges in common area need to be refurbished.
- Police Department patrolling Tartan Drive and Moore's Lane Left Turn Light installed by city
- Repair and reinforcement of Mooreland Sign – participation with ME 2 and single homes in Mooreland
- Have asked Steve Knox & Kathy Knox to present a plan for replacing fence at Tartan Drive entrance with improvements to area as a whole.
- Total Accts. Rec. as of May 1, 2006 was \$35,462. As of Feb. 28, 2007, total A/R is \$10,331 with \$5,465 in payment plans which will be paid in full by March 2008.
- \$10 Fee increase primarily due to insurance, utilities
- Brief Review of HOA Policies currently in force (all policies currently in force are on HOA website):

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- **Prompt Payment Discount**
- *Association Policy on Member Accounts with Outstanding Balances*
- *Association Policy on Agreed Payment Plans on Member Accounts with Outstanding Balances*
- **Association Policy on Pool and Tennis Court Access Cards – Effective March 31, 2007 – cards will no longer be refundable. The card fees will be used to generate funds for maintaining security around pool / tennis court.**
- Association Policy on Tree and Shrubbery Trimming
- Association Policy on Vinyl Siding Reimbursement
- Association Policy on Traffic and Parking
- The President announced the intention of the HOA Board to strongly consider a street surfacing fee of \$20 per unit / month per year for streets. This is \$240 per unit / year for 3 or 4 years. This will raise \$35,500 per year for street maintenance.
 - The President asked those in attendance how many believe the Streets should be in good condition? Only one person raised their hand in a negative answer, the rest in attendance (over 40 people) raised their hand in the affirmative.
 - The President then asked how many believe potholes and cracks have negative impact on home values? A majority raised their hands in the affirmative.
 - The President stated our streets have not been re-paved since originally paved in 1980's (except for Sunberry Court). A part of Clearfield Drive was repaved in 2005 and other areas patched.
 - The City has stated that it will take responsibility for street maintenance after HOA brings streets up to city standards. The estimate done in 2002 to complete that task was \$920,000 or \$6,175 per unit.
 - Several members indicated a preference for a one time assessment in lieu of a per month increase. The Board committed to do an analysis and report in May as to the recommend amount a one time assessment. Several members asked if a one time assessment would be payable over a period of months as previous assessment had been. The Board stated that would be an option and would be reported in May along with other results.

There were no general comments from Association Members.

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The President thanked everyone for attending the meeting and reminded them to collect their copies of the proposed amendments to the governing documents before leaving.

The next meeting is Saturday, March 15, 2008 @ 8:00 PM

The meeting was adjourned by the President at 9:07 PM