

**MOORELAND ESTATES
BOARD OF DIRECTORS
MEETING MINUTES
AUGUST 26, 2008**

The Mooreland Estates Board of Directors met on August 26, 2008, in the Mooreland Estates Clubhouse, at 6:00 p.m.

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

Dick called the meeting to order.

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

The approval of the financial reports through July 31, 2008, was made upon Trish's motion, and was seconded by Steve. Motion carried. The Board approved the foreclosures of two homeowners who were seeking civil warrants against.

UNFINISHED BUSINESS

A. Capital Program

1. Roof Replacements

No immediate roof replacements were planned.

2. Phase II & III Painting

The preliminary walk thru with Sharpton was completed. A final walk thru will be performed in August. The window replacements were completed in July.

3. Gutter / Shutters

No major replacements have been identified at this time.

4. Sidewalks / Curbs

One bid for sidewalk repair has been received. A complimentary bid is being sought from Chris Gailbreath.

5. Street Patching

Patch work has been completed. A comprehensive bid is still being sought.

6. Trees/Landscaping

The committee has identified more trees that need limbs pruned or need to be removed. They are also compiling a list of homes with beds and shrubs in need of attention.

7. Tennis Courts

New nets have been installed and the gate has been repaired.

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B. Fire at Vineland Court

Hoil reported that the construction was still slow. The attorney had been asked to send the contractor a demand letter. No receipt had been received from the letter at this time. Two sub contractors had been seen recently working at the units. Hoil stated that the lawsuit paper work has been turned over to CAU and Nationwide Insurance. Nationwide will be representing the HOA in the matter.

C. Repair & Maintenance Update

The Board reviewed and discussed the ongoing repairs and maintenance as well as the action list. It was noted that Vineland Drive sign posted had been installed. The Board also approved for Chris Gailbreath to perform the drainage work behind Vineland Drive at a cost of \$1,583.15.

D. Committee Reports

1. Communication – A newsletter is in the preparation stage.
2. Landscaping – The landscaping work is finishing up for the year.
3. Governing Docs – The committee presented proposed amendments to the Board for review. The Board approved and an informational homeowners meeting will be held on September 11, to discuss the changes.
4. Street – The patch work was completed, but no bill has been received at this time.
5. Swimming Pool – No report. The pool will close 9/22.
6. Capital – No report

E. Other

Parking on the street continues to be a problem, especially during clubhouse rentals. It was requested that Jim notify the renters that street parking is not allowed. As well, he should let the homeowners on Tartan Drive, in front of the clubhouse, know when a large party is scheduled.

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. Revolving crews may be to blame. Smaller mowers are needed too.

B. Bus Stop Parking

With school starting back up, parking along Tartan and Clearfield are beginning to become a problem again. After some discussion, the Board approved for a no parking sign to be placed in the area.

C. Dog Issues

A variety of complaints were waged against several owners regarding their unleashed and barking dogs. A newsletter article will be written, and Hoil will letter the known culprits.

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D. Other

Glenn stated that he had spoken to the Postmaster regarding the designation of an existing mailbox as “Outgoing”, and it would not work. There are no vacant boxes. Glenn offered to price a “stand-alone” box.

It was noted that the Brooks have holes in their gutters. The next time we have major gutter work performed, we will ask them to check their gutters too.

Dick Fowlkes report a roof leak.

It was noted that we needed another large garbage can for the clubhouse.

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