

**MOORELAND ESTATES
BOARD OF DIRECTORS
MEETING MINUTES
OCTOBER 21, 2008**

The Mooreland Estates Board of Directors met on October 21, 2008, in the Mooreland Estates Clubhouse, at 6:00 p.m.

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

Dick called the meeting to order.

The September 16, 2008, Meeting Minutes were approved upon a motion made by Dick, and seconded by Paul. Motion carried.

The approval of the financial reports through September 30, 2008, was made upon Paul's motion, and was seconded by Steve. Motion carried.

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 the near future.

3. Gutter / Shutters

No major replacements have been identified at this time.

4. Sidewalks / Curbs

Hoil presented an additional bid for the sidewalk repair. The bid was broken down in phases, but did not include the pricing for brushed concrete. This item will be discussed at the budget meeting.

5. Street Patching

Patch work has been completed. No bill has been presented.

6. Trees/Landscaping

The next cleanup day will be on 11/29. New members are being sought.

7. Tennis Courts

A bid for crack repair has been requested from Chris Gailbreath.

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B. Fire at Vineland Court

Hoil reported that the construction had picked up. Final inspection is scheduled for this week. The Board discussed the drainage problems left to resolve. The contractor believes HOA should pay for the concrete ditch on the southwest corner of the property. As well, the rerouting of the downspout drain was discussed too. The contractor is convinced the HOA should pay for this as well.

C. Maintenance Update

The Board reviewed and discussed the ongoing repairs and maintenance as well as the action list. Trish reported that she had asked Chris for a price to clean gutters. He offered a \$30 price per home, if he could get a minimum of 70 homes.

D. Committee Reports

1. Communication – The newsletter was completed and delivered.
2. Landscaping – The Board reviewed and amended the current lawn mowing specs.
3. Governing Docs – The homeowners will vote at the special meeting on 11/18 of the proposed amendments to the CC&R's and By-Laws.
4. Street – The patch work was completed, but no bill has been received at this time.
5. Swimming Pool – The pool company has been trying to reach Jim Proctor to gain access to the clubhouse to store the pool furniture.
6. Clubhouse – Hoil will contact Jim regarding the keys to the clubhouse so that the new manager can start scheduling events.
7. Capital – No report

E. Other

Several neighbors complained about the Pakistani group that routinely rents the clubhouse. The leave too much garbage, they park illegally, and they leave their children unsupervised. Paul made a motion that they no longer be allowed to rent the clubhouse, and Dick seconded the motion, but the motion failed to pass. After some discussion Paul then proposed that the rental agreement be amended to specifically include these items of concern, and failure to comply would result in the loss of the ability to rent the clubhouse in the future. Steve seconded the motion. Motion carried.

NEW BUSINESS

A. Communication with Property Manager

Hoil reported that the owners if 508 Sunberry Court have installed a fence in their front yard. While the Board agreed then fence was of fine construction, but was installed without the Board's approval and in the common area which is not allowed. Pursuant to Article 1, section 3, and Article 6, Section 18, the Board voted to give the owner 30 days to remove the fence, upon a motion made by Dick, and seconded by Paul. Motion carried.

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B. Budget

Hoil presented the 2009 Draft Operating budget for the Board review. A budget meeting will be set in the next few days.

C. Other

Jennifer Hassell expressed an interest in running for the Board.

There being no further business to discuss the meeting was adjourned at 7:50 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