

**MOORELAND ESTATES  
BOARD OF DIRECTORS  
MEETING MINUTES  
JANUARY 20, 2009**

The Mooreland Estates Board of Directors met on January 20, 2009, 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 November 18, 2008, Meeting Minutes were approved upon a motion made by Paul, and seconded by Trish. Motion carried.

The approval of the financial reports through December 31, 2008, was made upon a motion made by Dick, and was seconded by Paul. Motion carried.

**UNFINISHED BUSINESS**

A. Capital Program

1. Roof Replacements

Waiting on insurance information from Shrum Roofing so that they can get started.

2. Phase II & III Painting

Waiting on final walk through.

3. Gutter / Shutters

No major replacements have been identified at this time.

4. Sidewalks / Curbs

Deferred at the last meeting. Latest pricing was for brushed versus aggregate.

5. Street Patching

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

6. Trees/Landscaping

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

7. Tennis Courts

The crack fill that Chris Gailbreath did on the tennis court did not hold as was hoped. No immediate action was planned.

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B. Fire at Vineland Court

Hoil reported that all but some punch list items were complete on the homes and he believed three residents had already moved in. The forth had punch list concerns and he had put the homeowner and contractor in contact with one another.

C. Maintenance Update

The Board reviewed and discussed the ongoing repairs and maintenance as well as the action list. Trish reported she was still collecting names for those interested in having Chris to clean gutters. He offered a \$30 price per home, if he could get a minimum of 70 homes. The Board asked Hoil to contact the Copes regarding the need for fence repair.

D. Committee Reports

1. Communication – Trish stated that she was working on a newsletter.
2. Landscaping – No news to report.
3. Governing Docs – The vote on the governing document amendment was held following the November Board meeting. Trish made a motion to include the results in the meeting minutes. Steve seconded the motion. Motion carried. (see attached)
4. Street – No report.
5. Swimming Pool – It was noted that a broken pipe in the pump room was repaired.
6. Clubhouse – No news to report.

E. Out Going Mailbox

The mailbox is in and has been assembled. A post is ordered and it will be installed at the end of Sunberry, by the other mailboxes.

F. Lawn Care Contract.

The Board reviewed the lawn care proposals again and agreed to accept the bid from Perfect Lawn if they would agree to a per cut price of \$950. It was suggested that we have a track bushhogged around the field area so homeowners could use it as a walking trail.

**NEW BUSINESS**

A. 401 Sunberry Court

Hoil was asked to send a letter regard their grill in their common area, boxes on the patio, and van seats stored near the back door.

B. Other

It was noted that 3 lights were out around the clubhouse.

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The Board approved to reimburse Rose O'Hara for the Senior Coffee.

There being no further business to discuss the meeting was adjourned at 7:01 p.m.

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Dick Bray, President - 3/11

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Paul Carter, Vice President - 3/10

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Patricia Watkins, Secretary/Treasurer - 3/09

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Steve Knox, Member - 3/11

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Dick Fowlkes, Member - 3/09