

**MOORELAND ESTATES  
BOARD OF DIRECTORS  
MEETING MINUTES**

**MARCH 17, 2009**

The Mooreland Estates Board of Directors met on March 17, 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 at 6:03 pm.

The February 17, 2009, Meeting Minutes were approved upon a motion made by Paul, and seconded by Trish. Motion carried.

The approval of the financial reports through February 28, 2009, was made upon a motion made by Dick, and was seconded by Paul. Motion carried.

Hoil stated that he had done some research regarding finding a new attorney to handle the collection efforts of the Association. He presented the name of Thom Corley, whom he was using with other associations. As well, he offered the name of Ed Silva, a prominent attorney in Franklin. The Board voted that all future collection efforts would go to another attorney, and Berry Foster would be asked to finish his involvements with those currently involved in the collection. Additional research will be done on these two attorneys.

**UNFINISHED BUSINESS**

A. Capital Program

1. Roof Replacements

The roof replacements were started by Shrum Roofing. The wind damage prohibited the completion of one of the roofs. The determination of the insurance claim concerning all the roofs damaged during last months storm is expected any day. Dick and Hoil have met with the roofer and Chris regarding the estimates, and they have met with the adjuster.

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 to further examine the quotes.

5. Street Patching

No report.

6. Trees/Landscaping

It was reported the Kathy Knox would have to resign as the chair of this committee. The committee is currently trying to finalize plans for 2009.

7. Tennis Courts

It was noted that the timer and gate needed to be repaired. Dick was working with Paul Tampien to try and identify a potential electrical problem.

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B. Fire at Vineland Court

Hoil reported that he had requested punch lists from all the owners that had been submitted to Randy. It was noted that the paving had already begun to fail. Hoil will notify the contractor.

C. Maintenance Update

The Board reviewed and discussed the ongoing repairs and maintenance as well as the action list. Hoil was asked to contact the owner on Reed Ct who was to have replaced his siding, but had not. It was noted that the sewer drain repair and rehab at 302 Flowerwood Court was completed. The construction of the storage units in the clubhouse should begin next week. Hoil stated that he had received a response back from the family of 308 Flowerwood, and they will repair the fence at their unit as soon as the stump is removed that is causing the problem. The Landscaping Committee is already checking into the problem.

D. Committee Reports – Deferred until next month.

E. Review Sidewalk Bid

The Board again reviewed Chris Gailbreath's sidewalk bid. It was the consensus of the Board that the price was high; however, it was the lowest of three bids previously obtained. Dick, Paul, and Dick will meet to identify the areas where the work should begin.

F. Pool Drain Cover

Hoil is still trying to get the pool drain cover for Dick to install.

G. Parking Policy

The Board reviewed again and briefly discussed the parking policy of the Association, and the subsequent notification of homeowners of their non compliance. Going forward, the second parking violation notice will always be sent by certified mail to ensure receipt.

**NEW BUSINESS**

A. Satellite Dish

The Board unanimously approved Ms. Nester's (Flowerwood) satellite dish request.

B. Tree/Removal Request

The Harris/Owens had requested the removal of a common area tree in between their homes. The Landscaping Committee reviewed the situation and agrees with the owners that the tree needed to be removed. The Board accepted the committee's recommendation.

C. Vineland Court Shrubs

The owners of Vineland Court requested that the Association replace the shrubs in front of their units. The Board agreed that shrub replacement and maintenance was not the responsibility of the Association and denied their request. The turf netting around their units will be removed by the lawn cutters.

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D. Cable Agreement

Hoil presented a letter from Comcast offering to lock our rates in at the current level for 5 years if the Association would sign a bulk service agreement with them. The Board agreed and asked Hoil to obtain the appropriate forms.

E. Election

The next Brentwood Election is scheduled for April 6<sup>th</sup>. All homeowners were encouraged to vote.

There being no further business to discuss the meeting was adjourned at 7:23 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