

**MOORELAND ESTATES
BOARD OF DIRECTORS
MEETING MINUTES**

APRIL 21, 2009

The Mooreland Estates Board of Directors met on April 21, 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 6:00 pm.

The March 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 March 31, 2009, was made upon a motion made by Dick, and was seconded by Paul. Motion carried.

Hoil reported that he had received a resignation letter from Berry Foster. Hoil stated that he was not interested in handle the existing cases any longer. Hoil stated that he had researched Ed Silva's office in Franklin, and they do handle collections; however, they do more litigation work. He said in the past they had required a sizable retainer from the HOA. The Board asked Hoil to contact Scott Weiss in Brentwood, who was recommended by Berry Foster and report at the next meeting.

UNFINISHED BUSINESS

A. Capital Program

1. Roof Replacements

The insurance information has been received; however, some repairs/replacements were omitted. The Board is considering combining the insurance work with the roofing already planned to get the most out of our roofing and roofing repair dollars.

2. Phase II & III Painting

Waiting on final walk through.

3. Gutter / Shutters

Chris Gailbreath has several gutter repairs and several replacements scheduled in the next few weeks. It was noted that there was a clogged drainage line at Trish's home.

4. Sidewalks / Curbs

Dick reported they had again examined the damaged sidewalks, and identified the areas to be repaired. Approximately 80 feet was approved at a price of \$7,360 from Chris.

5. Street Patching

No report.

6. Trees/Landscaping

The landscaping work was on hold due to the weather.

7. Tennis Courts

Hoil has called the Tennis Court Construction company to help secure the net posts. Once the nets are set, Dick asked for the handles to be removed.

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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 had notified the contractor. It was also noted that there was a drainage issue with the Rimlinger unit and that only a temporary repair had been made. It was also noted that Cliff Frensley was moving into his unit. The Board approved for Chris to install a pipe hand railing along the stairs down to the Vineland Court units.

C. Maintenance Update

The Board reviewed and discussed the ongoing repairs and maintenance as well as the action list. The gutter at 7034 Tartan Crest needed to be added to the repair/replacement list. 509 and 410 have ballard lights that are not working. It was noted that there was still a hole in the common area in front of Flowerwood Court that needed to be filled (Chris has been notified). The ditch at 302 Flowerwood Court still needs to be dressed as well. Hoil will ask Chris to include his hours on future invoicing.

D. Pool Drain Cover

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

E. 308 Flowerwood

The stump was ground as best it could be due to underground electrical lines. Hoil will contact the family of Ms. Cope about the needed fence repairs now.

F. Storage Units

Dick reported that the storage units were completed. Hoil presented a draft hold harmless for the Board's approval. The Board asked Hoil to create a lease agreement for the Board's review as well. Dick agreed to work on pricing for the units.

NEW BUSINESS

A. Possible Water Leak at 1631 Vineland

Dick stated that he had been looking at the individual water bills for the units with Brentwood water and had seen some large variations. He had asked Hoil to send letters to those with the highest volume of usage to check for potential leaks. Hoil stated that other associations have hired plumbers to inspect each home for potential leaks. The homeowners were responsible for the repair, but the overall savings was enough to more than cover the plumber's bill for inspections.

B. Upcoming Brentwood Elections

The Brentwood elections will be held on May 5th. All homeowners were encouraged to get out and vote. Wanda Withers stated that she had spoken with nearly every candidate and expressed the concerns of Mooreland Estates regarding street maintenance. Most everyone agreed to check into the situation, if elected.

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C. Other

Bren Brooks addressed the Board and presented them with a petition with the signatures of 51% of the homeowners requesting that the Board reconsider the Association's policy concerning trim repair maintenance. The Board agreed to review the matter.

D. Officer Election

Officer elections were duly held and results were as follows:

Dick Bray, President

Paul Carter, Vice President

Dick Fowlkes, Secretary/Treasurer

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

Dick Fowlkes, Secretary/Treasurer - 3/12

Steve Knox, Member - 3/11

Patricia Watkins, Member - 3/12