

**MOORELAND ESTATES  
BOARD OF DIRECTORS  
MEETING MINUTES**

**MAY 19, 2009**

The Mooreland Estates Board of Directors met on May 19, 2009, in the Mooreland Estates' Clubhouse.

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 April 21, 2009, Meeting Minutes were approved upon a motion made by Trish, and seconded by Dick. Motion carried.

The approval of the financial reports through April 30, 2009, was made upon a motion made by Dick, and was seconded by Paul. Motion carried.

The Board discussed the use of the three attorneys recommended previously. After some dialog regarding each, the Board selected Scott Weiss as the new attorney for the HOA. Once he has collected the files from Berry Foster, Hoil will request a meeting with him and the Board.

**UNFINISHED BUSINESS**

A. Capital Program

1. Roof Replacements

The roof replacements have started. Additional insurance proceeds are expected soon. The roof repairs started this week too.

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.

4. Sidewalks / Curbs

Chris is scheduled to begin the sidewalk replacements in early June.

5. Street Patching

No report.

6. Trees/Landscaping

The front entrance landscaping work was performed by the committee and it looks great. Hoil will get a bid to mulch the playground. It was also noted that the lawn looked great. The Board approved an additional \$500 for the landscape budget to reimburse the committee for some unexpected tree removal.

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.

8. Swimming Pool

Hoil is gathering bids for pool service. He will also get a bid to change the gate locking mechanism as well. The pool will open May 23<sup>rd</sup>. Hoil will ask the pool company to check the pool house for leaks.

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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. The drainage problem will be reviewed by Dick and Hoil and if needed the HOA will make any repairs needed and deduct it from the amounts owed to Restoration Solutions.

**C. Maintenance Update**

The Board reviewed and discussed the ongoing repairs and maintenance as well as the action list. It was noted that Scott Hollaway had agreed to paint the entrance sign and fence at no charge. Hoil was asked to send a letter to the Jensens notifying them that their gutters must be cleaned. As well, Hoil will contact the homeowners of 308 Flowerwood Court and ask them to proceed with the repairs to their fence and patio cover now that the stump has been ground.

**D. Storage Room Rates**

The Board discussed the rates suggested by Dick based upon his research of other storage facilities. The Board approved the following rates:

- 5'x 10' unit \$50
- 10'x 10' unit \$85

Only homeowners will be allowed to rent storage units and all rental payments must be made by autodraft.

**E. Other**

Dick stated that he would be helping to perform some tree trimming, overseeding, and mole removal in the common area.

**NEW BUSINESS**

**A. Special Meeting to discuss Trim Policy**

The HOA will hold a special meeting to discuss the trim policy of the neighborhood on June 16<sup>th</sup> immediately following the Board of Directors Meeting.

**B. Patio Covers at the end units in Section I**

Recently a work order was requested on a patio cover on an end unit in Section I. Previously, it was decided that HOA was not responsible for such repairs; however, it has now been determined that the patio cover was part of the original construction and therefore the responsibility of the HOA to maintain and repair.

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There being no further business to discuss the meeting was adjourned at 7:26 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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Dick Fowlkes, Secretary/Treasurer - 3/12

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Steve Knox, Member - 3/11

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Patricia Watkins, Member - 3/12