

**MOORELAND ESTATES
BOARD OF DIRECTORS
MEETING MINUTES**

JUNE 16, 2009

The Mooreland Estates Board of Directors met on June 16, 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 6:00 pm.

The May 19, 2009, Meeting Minutes were approved upon a motion made by Paul, and seconded by Dick. Motion carried.

The approval of the financial reports through May 29, 2009, was made upon a motion made by Trish, and was seconded by Dick. Motion carried.

Hoil stated that Scott Weiss was trying to get the files from Berry Foster so he could proceed. Dick offered to go pick them up if needed. Once received and reviewed Hoil will request a meeting.

UNFINISHED BUSINESS

A. Capital Program

1. Roof Replacements

The roof replacements are nearing completion – supposedly by month's end. Chris is working on the roof repairs as well.

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 has begun the demolition and should be completed in the next two weeks.

5. Street Patching

No report.

6. Trees/Landscaping

The landscaping committee has developed plans for this seasonal planting, and the front entrance improvements have been completed. The Board accepted a \$500 bid from West Main Construction to put mulch in the playground. The committee is still looking for volunteers. The possibility of a new entrance sign was also discussed.

7. Tennis Courts

No report.

8. Swimming Pool

The Board reviewed the pool bids from Langley & Taylor, West Meade Pools, and Jim Proctor, and after some discussion decided to stay with Langley & Taylor.

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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 Board suggested Hoil obtain a bid for the repairs and 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 Brooks gutter repair still had not been completed. 7023 Tartan Drive is still missing a storm window. The gutter at the Watkins house still needed to be repaired. It was noted that water had been found in the basement of the clubhouse near the storage units. Chris and Dick are working on a solution to the problem.

D. Other

The high water bill was discussed. Hoil and Dick will meet with the City to better understand billing.

NEW BUSINESS

A. Property Manager Report

Discussed elsewhere.

B. Trim Meeting

It was noted that a meeting to further discuss the trim repair and replacement responsibilities would be held immediately following the Board meeting.

There being no further business to discuss the meeting was adjourned at 7:18 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