

**MOORELAND ESTATES
BOARD OF DIRECTORS
MEETING MINUTES**

SEPTEMBER 18, 2009

The Mooreland Estates Board of Directors met on September 18, 2009, in the Mooreland Estates' Clubhouse.

The following Board Members were present: Dick Bray, Patricia Watkins, Dick Fowlkes, and Paul Carter. Hoil Crowe was also present to represent Westwood Management.

Dick called the meeting to order at 6:00 pm.

The August 18, 2009, Meeting Minutes were approved upon a motion made by Patricia, and seconded by Paul. Motion carried.

The approval of the financial reports through August 31, 2009, was made upon a motion made by Paul, and was seconded by Patricia. Motion carried.

UNFINISHED BUSINESS

A. Capital Program

1. Roof Replacements

No report.

2. Phase II & III Painting

Only one unit remained unpainted and it was currently being sided. Chris was performing trim repair and touch up painting a two others.

3. Gutter / Shutters

Chris has the repairs and replacements started. Only a few remain at this time.

4. Sidewalks / Curbs

The first phase of the sidewalk replacement has been completed.

5. Street Patching

No report.

6. Trees/Landscaping

Kathryn Broadwater was named to the new chairperson, and was asking for more volunteers.

B. Fire at Vineland Court

Hoil stated that the Board had approved the hard estimate for the paving repairs to the Vineland Court parking area \$2,340; however, he was having them look at a few other areas within the complex to bid as well. Hoil is collecting unfinished punchlist items to be sent to the builder. He stated that he had heard from an attorney representing the builder asking for final payment (~\$30,000). Hoil informed him that the HOA would pay when the job was completed. Dick and Hoil are scheduled to meet the attorney for the HOA the first week of October.

**MEETING MINUTES
SEPTEMBER 18, 2009**

Page 2

C. Maintenance Update

The Board reviewed and discussed the ongoing repairs and maintenance as well as the action list. Hoil reported that Chris had almost finished all the storm door replacements performed on behalf of the lawn care company. Dick asked Hoil to make sure Chris had filled the holes in the patio at Ms. Vickers home. Hoil stated Comcast was working to get all the wires back inside the cable boxes throughout the neighborhood. Dick also reported that he had received estimates to correct the bowing wall in the basement of the clubhouse. At this time, all the water entering the building has stopped. The Board agreed to spend, up to \$300 to install a 2"x4" structure adjacent to the bowing wall for additional support. No further action should be required at this time.

D. Other

Regarding the streets of the HOA and their maintenance, the Board agreed we need the direction of an attorney as to how we should proceed in our attempt to have the City take over the maintenance of the streets. Hoil will ask Scott Weiss for his research rates and if he could assist us in this matter.

NEW BUSINESS

A. Pool Closing Date

The pool closing date was set for September 27th.

B. 2010 Budget Meeting

The 2010 Budget meeting will be held immediately after the next Board meeting.

C. Tree Removal

The Board reviewed a list of trees to be removed and a bid from Jim Johns for their removal \$850. The Board approved the bid which included the tree adjacent to the Hassell home. After some discussion the Board reversed their decision on the Hassell tree because the tree was not planted by the HOA and was within 3 feet of the dwelling.

D. Other

June Fowlkes raised several questions regarding the clubhouse rental. Hoil and June will make sure the appropriate rates and forms are being charged and used.

It was noted that 7016 Tartan Drive had plastic on the windows.

Dick Fowlkes reported that he had a roof leak.

There being no further business to discuss the meeting was adjourned at 7:09 p.m.

MEETING MINUTES
SEPTEMBER 18, 2009

Page 3

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