

**MOORELAND ESTATES
BOARD OF DIRECTORS
MEETING MINUTES**

NOVEMBER 17, 2009

The Mooreland Estates Board of Directors met on November 17, 2009, in the Mooreland Estates' Clubhouse.

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

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

The October 27, 2009, Meeting Minutes were amended and approved upon a motion made by Dick, and seconded by Paul. Motion carried.

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

COMMITTEE REPORTS

- A. Communications – It was noted that the water conservation notice was sent out.
- B. Landscaping – Additional bids from Dixieland Tree Service will be sought in the future.
- C. Mooreland Coffee – More decaf coffee is needed.
- D. Governing Docs – No report.
- E. Street – Hoil and Dick conferenced with the attorney who will be helping to research our position with the City. The Board approved a \$5,000 retainer for him.
- F. Swimming Pool – The pool has been winterized.
- G. Welcome Wagon – Volunteers were sought.

UNFINISHED BUSINESS

- A. Capital Program

- 1. Roof Replacements

No report.

- 2. Phase II & III Painting

No report.

- 3. Gutter / Shutters

Chris has only minor repairs and replacements on going. The Board voted to allow Chris to clean all the gutters in the community for \$3,500. He will make a list of gutters that need repairing while he performs this task.

- 4. Sidewalks / Curbs

The first phase of the sidewalk replacement has been completed.

- 5. Street Patching

Ross/Powers Paving completed some minor repairs.

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6. Trees/Landscaping

Ms. Broadwater is tagging trees that need to be pruned or removed. Jim Proctor had been cutting down a few of the small trees and has offered to perform others. The Board approved his removal of the tree behind 7020 Tartan Drive.

B. Fire at Vineland Court

Hoil stated that the paving repairs were completed. The punch list items were sent certified mail to the contractor. A ventilation issue was resolved at the Rimlinger's unit during the month. The problem was with the original installation of the dryer vent.

C. Maintenance Update

The Board reviewed and discussed the ongoing repairs and maintenance as well as the action list. It was noted that the street light at Rosewood and Tartan was staying on all the time. As well the lights in front of the clubhouse were not working properly either. It was noted that Ms. Berkiher needed some repairs to her stairs. Hoil reported that some of the cable boxes had been repaired by Comcast – others had not. He will continue to contact them. Hoil also reported that he had spoken with the adjuster and we would receive the final roof insurance payment before year end.

D. Other

The Board asked Hoil to contact the owner of 704 Vineland and let them know their landscaping is approved however; in the future, landscaping should be similar to others in the area (both in design & plant material). As well the beds should be free of dead plant material and plant containers. All plants in the beds should be planted in the ground.

The Board formally approved the 2010 management contract with Westwood Management, with no increase in fees.

Hoil was asked to send another letter to Jim Proctor regarding his windows.

The Board approved the landscaping proposal of Perfect Lawn for 2010. There will be no increase in fees. Hoil will ask about the possibility of a two year contract.

NEW BUSINESS

A. Exterior Changes to Homes (Satellite Dishes)

A request had been made regarding the addition of a satellite dish. Satellite dishes are allowed. Their location has to be approved in advance by the Board. They should not be visible from the street, and if they are mounted on the home, the homeowner accepts responsibility for any damage done as a result of said mounting.

B. December Board Meeting

A motion was made by Paul to forego the December Board meeting. The motion was seconded by Dick. Motion carried.

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C. Other

Dick and Steve will chair the nominating committee for the upcoming meeting.

Hoil was asked to research the possibility of on line payments of HOA fees.

It was noted that the Jensens were leaving their garbage can outside.

A complaint was made regarding garage sales in the neighborhood. The Board will discuss the policy in an upcoming newsletter.

The Board approved the removal of the old landscaping at 202/203 Flowerwood Court with the understanding that new plant material would be added. Plant material should be similar in variety and size as those planted elsewhere on the property.

There being no further business to discuss the meeting was adjourned at 7:19 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