

**MOORELAND ESTATES  
BOARD OF DIRECTORS  
MEETING MINUTES**

**OCTOBER 27, 2009**

The Mooreland Estates Board of Directors met on October 27, 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 September 15, 2009, Meeting Minutes were amended and approved upon a motion made by Paul, and seconded by Patricia. Motion carried.

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

3. Gutter / Shutters

Chris has only minor repairs and replacements on going.

4. Sidewalks / Curbs

The first phase of the sidewalk replacement has been completed.

5. Street Patching

Ross/Powers Paving to complete some minor repairs next week.

6. Trees/Landscaping

Ms. Broadwater is tagging trees that need to be pruned or removed. Once completed, bids will be sought for the Board's consideration. Jim Proctor had been cutting down a few of the small trees.

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), and the paving should start within a week or so. The Board had authorized Hoil to send a list of the unfinished punch list items to the contractor - certified mail

C. Maintenance Update

The Board reviewed and discussed the ongoing repairs and maintenance as well as the action list. Ms. Hassell did not attend the meeting. She had asked to discuss the Board's decision not to pay for the tree removal by her home. It was also noted that we only need one more mowing this season. As well, Chris has completed all the storm door replacements for the lawn care contractor. Shrum Roofing will complete the roof repairs next month at the Rich and Veach homes.

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D. Other

The repairs to the water main required after the car hit the fire hydrant at the corner of Tartan Drive and Old Fowlkes has been repaired and an insurance claim has been filed against the insurer of the car driver. It was noted that the street sign was damaged. Hoil will see that it is repaired.

It was also noted that we are coming up on the sewer rating period for Brentwood. Dick offered to draft a notice asking the homeowners to conserve water especially during this period. The Board agreed.

It was noted that Comcast has not repaired all the cable boxes yet, although they had been in the neighborhood working.

Hoil reported that he had researched and had obtained the name of an attorney that might be able to advise the Board regarding the street discussion with the City. His name is Shawn Henry and he was recommended by Scott Weiss. His billing rate to research is \$200 per hour. Hoil and Dick have a meeting tentatively scheduled with him on November 4<sup>th</sup>.

The Board discussed the fact the Ms. Lancaster at 704 Vineland Court still had not brought her landscaping into compliance after receiving the letter sent last month. Some concerns were expressed. No action was authorized while this matter is further researched.

**NEW BUSINESS**

A. Pool Closing

It was noted the pool was closed and the furniture had been stored.

B. 2010 Budget Meeting

The Board will be meeting following this meeting to review the proposed 2010 Operating Budget.

C. Other

A letter was read on behalf of Marsha Blachford regarding some rotten wood issues (possibly structural) she was having at her home, and that extend to her neighbors home. The Board informed everyone that structural repairs were not the responsibility of the Association regardless of the cause; however, they would have any other qualified repairs made at no additional cost to the homeowners. Hoil asked that he be sent a copy of the inspection report.

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