

**LINWOOD FARMS HOA BOARD**  
**January 21, 2010 Minutes**

**Opening**

Meeting called to order at 5:30pm.

**Present**

**Board Members**

Jeoff Greenfield  
Rhett Dusenbury  
Dan Callaghan

**Committee Members Present**

Nola Cooper  
Stephanie Wright

**Cedar Management**

Kris Milstead

**Minutes**

There was not a December Board Meeting. No minutes to approve.

**Committee Reports**

**Social, Communication:** Board discussed changes in website with Nola , thanked her for her hard work on the new web design. Discussed the communities new Forum and found out that residents have been signing up for the private forums. Nola also offered to instruct the Board on how to make changes directly to the boards web pages.

**Crime Watch:** No Report

**ARC:** Minimal activity for the previous month

**Pool Committee:** Board and Stephanie (new Chairperson for Pool Committee) discussed replacing US Aquatics with Carolina Pool Management. The Board is of the opinion that they've not been living up to the terms of the contract, that their services have been at a unsatisfactory level for a while. Stephanie has reported that there were a few incidents this past season where the lifeguards were not doing their duties and interacting with residents instead of doing their assigned tasks. We had assured her that the new pool management company will use adult lifeguards, that the pool will be better supervised. The Board has met several times with Carolina Pool to discuss repairs needed for the coming season and have gotten estimates for same. As of this meeting attempts to contact US Aquatics have been unanswered. Jeoff is going to send out a registered letter, notifying them of the cancellation of contract. The Board reports that for the 2010 pool season, passes will be issued and that the new pool access system will be in service. This will allow

members in good standing access and denied access to non-members. It was noted that during the past season many non-residents were just walking in and using the facilities, without intervention of the life guards.

### **Financial Report**

It was reported that the water bills for 139 Middle Grove, included sewage fees. The Board informed Kris that there was no sewer hook up for this area, as it was a common area. Kris had said that she'll look into it and ask for a refund from Mooresville.

Financial report for December was not available, due to the lateness of bills from Duke and City of Mooresville. Kris presented a draft of the financial report, the Board discussed expenditures for the past month. The Board suggested possible types of reports, that offers better communication between the Board and Cedar Management. Jeoff expressed the importance of having them on time, so that the 2010 budget can be prepared.

### **New Business**

The Board also discussed the need for better violation reporting (from Cedar), so that the Board would be better able to determine who were repeat covenant offenders. The current system is inadequate and difficult to track.

Calendar dates for future meetings were discussed and agreed upon. Also discussed was opening the next Board meeting to a limited amount of residents. Voted on and approved.

Next meeting to be held on February 18, 2010, at 5:30 pm at the Mooresville Public Library.

Meeting adjourned at 7:15 pm,