

**Linwood Farms Homeowners Association  
Board of Directors Meeting Minutes  
January 29, 2009**

**Opening**

Meeting called to order at 5:30pm by Chairman Mauro Messina.

**Minutes**

The minutes of the October Executive Board meeting were approved via email on December 21, 2008.

**Present**

Board: Jay Lewis, Gary Rains, Mauro Messina  
Committee: Jeoff Greenfield (ARC), Jeremy Reitman (Pool)  
Others: None

**Committee Reports**

**Architectural Review:**

Committee has received only one request for project approval in previous quarter; there is some concern that improvement activity may be occurring without filing the proper requests; no evidence of was presented confirming this to be true... Copies of friendly reminders have not been forwarded to committee for follow up inspection... Work on landscaping guidelines continues; still working on definitions... Mr. Greenfield expressed particular concern regarding properties which are not covered with sufficient grass.

**Social:**

No report.

**Pool:**

General discussion about when pool repairs identified last quarter will take place... Scheduled Feb 17 to address lifeguards and pool security... Committee to obtain quotes for swing sets to be placed in the common area.

**Financial Report**

The December financial report was received on January 26... Discussion of decline in delinquencies... All expenditures were found to be in order.

**Unfinished Business**

**Topic 1:** Front Entrance Lights

**Action:** Mr. Messina updated board of the progress on repairing the entrance lights. The scope of work exceeded the expertise of the general repair contractor initially hired to make the repair. An electrical contractor was then hired and

subsequently determined the failure existed somewhere in a single wire that extended underneath the entrance pavement. As it was not housed in conduit, the contractor was unable to replace the damaged wire. The contractor suggested pursuing an alternative solution such as solar-powered lighting. The Board will work with Cedar Management to this end.

**Topic 2: Landscaping Contract**

**Action:** On March 1, All Green Commercial Lawn Care will take over landscaping in the community. The change in contractors provided a nearly 20% cost savings.

**New Business**

**Topic 1: Budget Meeting**

**Action:** Discussion of funds carried over from previous budget years... Discussion of adopting a bi-annual payment plan that would allow homeowners to make dues payments once every six months rather than in March and May. The Board will discuss this option further with Cedar.

**Topic 2: Vandalism**

**Action:** Discussion of the unauthorized removal of the “No Soliciting” sign at the Centerpoint Drive entrance. The sign had been struck by a vehicle during or around the week of January 12; was righted by a homeowner; and removed by persons unknown shortly thereafter. A police report will be filed with Mooresville PD.

**Topic 3: Activity in Wooded Common Area Behind the Pool**

**Action:** Discussion of a homeowner’s informal request for the HOA to place a fence on common property abutting their private property. The homeowner is concerned about children who (likely unaware of the property lines) are playing on the private property. The private property has steep embankments which children have been seen falling down. The homeowner is unable (because of the grading) to place a fence on their property to limit access and is concerned for the children’s safety and their personal liability. The request was denied.

**Topic 4: Executive Board Meeting Schedule**

**Action:** Mr. Rains suggested the Board reconsider its decision to meet quarterly only. After discussion, it was agreed that the Board would return to a monthly meeting schedule and provide homeowners the opportunity to attend a portion of the meetings on the quarterly dates. Meetings will occur on the last Tuesday of each month, location to be determined. Meetings which homeowners are likely to participate will be scheduled at the public library. Mr. Lewis will also contact Mooresville Police Department to determine the availability of meeting rooms.

**Adjournment**

Meeting adjourned at 6:35pm by Chairman Mauro Messina.