

**Linwood Farms HOA  
Executive Board Meeting Minutes  
February 4, 2008**

**Opening:**

Meeting was called to order at 1700 by Chairman Mauro Messina

**Minutes**

The January Executive Board Meeting minutes were approved with no revision.

**Present:**

Board: Mauro Messina, Steve Davis

Committee: Jeoff Greenfield (Architectural Review)

Others: Ms. Dacy Flynt, Ms. Dinetra Toney (AMG); Wendy Messina

**Committee Reports**

**Architectural Review:**

Work continues on committee guidelines with particular attention being given to fences and landscaping. The committee has observed sheds on some properties are improperly placed (outside of setbacks). **Action:** AMG to follow up with Ryland to determine if any exceptions were provided to these properties. Committee will provide AMG a list of violating properties. Affected homeowners will be requested to provide proof of exception; absent same, they will be required to relocate sheds to bring property into compliance.

No report received from the Social Committee.

**Financial Report**

Ms. Flynt provided the monthly statement. All records appeared in order.

**Unfinished Business**

**Topic 1:** January Action List.

**Action:** AMG continues to have difficulty obtaining lighting plan from Ryland (Tommy), multiple messages left; will continue to pursue until obtained. Mr. Greenfield will email photos of approved mailboxes to website administrator for posting; additional copy to be forwarded to AMG for records. A&B cut lawn at 162 Pleasant Grove; also offered to place irrigation bladders around trees at entrance to minimize drought effects (Board declines the offer believing that the trees and shrubbery in question are being impacted by disease and not drought); Mr. Greenfield to contact city arborist or local nursery for advice.

**Topic 2:** Closed Properties

**Action:** AMG requested to provide a list of closed properties at Budget Ratification Meeting.

**Topic 3:** Violations and Hearing Notices

**Action:** Discussion of apparent discrepancies in AMG's January violation inspections and the issuance of hearing notices. Board requests a list of January's violations be provided immediately. AMG to provide the Board a list of homeowner's requiring hearings prior to each hearing date; same to be formatted using existing spreadsheet created by Chairman.

**Topic 4:** Lien Status

**Action:** Discussion of outstanding liens. Board directed AMG to proceed with foreclosure action on one property for failing to pay assessments.

**Topic 5:** Pool Meeting

**Action:** Executive Board to meet within next two weeks to finalize the service options that will be considered for this season. Anticipate putting the question to the community at the annual membership meeting. Will likely move annual meeting up to March to allow sufficient notice to the company awarded the pool contract.

**New Business**

**Topic 1:** Termination of Management Agreement

**Action:** Citing a list of service deficiencies, the Executive Board submitted a notice of intent to terminate the Management Agreement with AMG. The notice was dated January 29, 2008. The termination clause of the Agreement requires 30-days notice, which has been met, and the issue will be placed on the March 3, 2008 Executive Board meeting agenda. Discussions with the AMG leadership will occur at that time.

**Topic 2:** Homeowner Request for Relief

**Action:** Board approved homeowner request for payment plan to meet debt obligation to Association. AMG directed to have an agreement drawn up by attorney to ensure Association's interests are protected.

**Topic 3:** Request for Variance

**Action:** Board considered request for variance from restrictions by 150 Heywatchis. Request denied. AMG to notify homeowner of same and will also respond to an unrelated issue included in the request.

**Topic 4:** Homeowner Complaint Regarding AMG

**Action:** Discussion of AMG's failure to share a homeowner's communications with Board prior to the January violation hearings.

**Topic 5:** Consideration of Communications Policy and Commercial Vehicle Policy.

**Action:** Board adopts Communications Policy as provided in January packet; same will be provided to website administrator for posting. No action taken on Commercial Vehicle policy; same requires further discussion.

**Topic 6:** Proposed 2008 Budget

**Action:** AMG to provide the Board copies of documents to be presented to homeowners at Ratification Meeting prior to the meeting.

**Topic 7:** Ryland Signs at Front Entrance and Perimeter

**Action:** Mr. Davis raised question of the Association's ability to direct Ryland to remove signs and flags located at front entrance and perimeter or receive compensation for advertising. AMG to obtain and provide Board an interpretation of By-Laws and restrictions addressing the question.

**Topic 8:** Seeding and Aeration of Common Areas

**Action:** Mr. Davis requests AMG determine the Association's options regarding the landscaping contractor's decision to seed and aerate in the spring. (This was to take place because drought prevented seeding and aeration in the fall). Continued drought conditions may make such action fruitless. The Association seeks to recover payment for the services not provided.

**Adjournment:**

Meeting was adjourned at 1843 by Chairman Mauro Messina.