

**Linwood Farms Homeowners Association
Board of Directors Meeting Minutes
February 24, 2009**

Opening

Meeting called to order at 6:00pm by Chairman Mauro Messina.

Minutes

The minutes of the January Executive Board meeting were approved via email on February 12, 2009.

Present

Board: Gary Rains, Mauro Messina
Committee: Jeremy Reitman (Pool), Lori Stewart (Social)
Others: Mark Houff (US Aquatics)

Committee Reports

Architectural Review:

No report.

Pool:

Mr. Reitman met with a vendor today to identify locations for picnic tables and garbage receptacles in the playground area. A quote for the equipment and installation is expected this week. Work will include expanding the mulched area and retaining barrier... Several signs around the pool deck require replacement; appears to be a result of aging and wind. Committee to identify signs and secure quotes... The fans and lighting under the shelter have been replaced with outdoor-rated equipment... One of the front entrance lights is not working. Cedar to be notified by Mr. Messina for repair.

Social:

Mrs. Stewart made her first presentation to the Board as chair of the Social Committee. Shared with the board the committee's year-to-date expenditures, plans for upcoming events: the "Eggstravaganza" on April 11th... The neighborhood garage sale, April 25 and the summer "Luau" on May 29... A brief discussion was held regarding the possibility of purchasing a community grill as opposed to paying rental fees at each event. When costs are determined the Board and committee will examine the question further... The committee intends to publish the community newsletter on a monthly basis –should be in mailboxes by the 3rd of each month. A meeting will be held with Nola Cooper on the 25th to discuss the logistics of placing the newsletter on the Association's website.

Financial Report

The January financial report was received on February 18th ... All expenditures appear in order... There was no change in the status of delinquencies in January.

Unfinished Business

Topic 1: Front Entrance Lights

Action: After independent investigation of solar lighting options, the Board chose to direct Cedar to identify acceptable equipment and a contractor for installation.

Topic 2: Vandalism

Action: A report was filed with the Mooresville Police Department regarding the missing “No Soliciting” sign at the front entrance.

Topic 3: Lawn Maintenance Policy

Action: A policy was adopted to establish the community’s expectations for lawn maintenance. The Board will direct the Architectural Committee to identify those lawns that do not meet the policy and a friendly reminder will be mailed to the homeowners so they may initiate appropriate lawn care during the spring.

Topic 4: Extended Payment Plan

Action: The Board discussed the somewhat confusing and potentially burdensome affect of the present March 1 and May 1 annual assessment payment schedule. In an effort to minimize the burden, the Board voted and approved the rescheduling of the second payment due date to July 1 of each year effectively immediately.

New Business

Topic 1: U.S. Aquatics

Action: Mr. Mark Houff of U.S. Aquatics discussed with the Board the scope of lifeguard responsibilities. Mr. Houff stated the lifeguard’s primary focus is on the water. Secondary responsibilities include monitoring safety conditions of the deck area. Gate control is not reasonable expectation if only one lifeguard is on duty. He also stressed the importance of homeowner’s participating in enforcing pool rules; “we’re not a police force, homeowner’s have to help...” A discussion followed regarding the strengths and weaknesses of using lifeguards versus pool attendants and staffing levels. The Board asked Mr. Houff to present a quote for each staffing model. The Board agrees that an attendant or a lifeguard is required. The decision of which model will be used will be made after receiving the quotes.

Mr. Houff advised the Board of new federal requirements (Virginia Baker Act) regarding pool drains. The Board authorized U.S. Aquatics to perform the necessary inspections and complete any needed modifications to ensure the pool is in compliance prior to pool season.

Topic 2: ARC Requests of Homeowners Not in Good Standing

Action: The Board discussed, then adopted as policy the following: The Architectural Committee will reject any request for project approval submitted by homeowners who are not in good standing with the Association (i.e., delinquent on assessments or in violation of the CC&R). Requests will be considered only after the homeowners have brought themselves into full compliance with the Association.

Adjournment

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