

Linwood Farms Homeowners Association
Board of Directors Meeting Minutes
March 3, 2008

Opening

Meeting called to order at 1700 by Chairman Mauro Messina

Minutes

The minutes of the February Executive Board meeting were approved.

Present

Board: Steve Davis, Jay Lewis, Mauro Messina
Committee: Jeoff Greenfield
Others: Dinetra Toney, Dacy Flynt, Paul Mengert, Spencer Ferguson (AMG)
Tony (A&B Landscaping)

Committee Reports

Architectural Review:

Working on draft of architectural approval form with revisions; includes plat definition.
Working on draft guidelines to specify fencing requirements.
Clarification of corner lot set backs (8' from sidewalk; half way between setback and right-of-way.
Brief discussion of need to establish maintenance guidelines for Stage 3 drought conditions.

Social:

No report

Financial Report

Ms. Flynt delivered the monthly finance report. All records appear in order.

Unfinished Business

Topic 1: Delinquency Update

Action: Chair signed foreclosure action on delinquent homeowner. Received copy of unrelated homeowner bankruptcy documents.

Topic 2: Landscaping Questions

Action: Consulted with landscaper regarding prudence of aerating/seeding considering drought conditions. Determined what, if any, costs would be recouped if maintenance postponed in the fall did not occur in spring. Fertilizing took place approximately 4-weeks prior to this meeting. Discussion of difficulty maintaining flowers during droughts. Board to determine necessity of proceeding with aeration/seeding within week. A&B to provide estimate for spraying trees for spider mites.

Topic 3: Pool Issues

Action: Board agreed to maintain lifeguards at pool this season. Motion to accept US Aquatics bid to perform repair work on pool approved.

Topic 4: February Action Items

Action: AMG still waiting for street light plan. Dacy to request plan in writing from David McChord... Legal response to question of Ryland signage provided: Association cannot remove signage per CC&Rs... Cease & Desist letter delivered to homeowner improving common property... List of hearing candidates received in packet... Question regarding occurrence of January violation inspection; appears no inspection occurred. Most recent violation list only includes those reported by Board... Agreement with homeowner in delinquency must be communicated through attorneys and approved by bankruptcy court. Delayed action on AMG's part reportedly a result of spam filter. Requested draft of legal agreement not received... Remaining three items completed.

Topic 5: New Violations

Fines to be assessed to homeowner that did not appear during January hearings. Board directs AMG to provide list of those to be fined prior to delivery. Questions regarding quality/occurrence of inspections raised with AMG. Adequate information is not being provided; inspection and reporting process is not functioning properly.

New Business

Topic 1: Annual Meeting

Action: Date for annual meeting to be set for the end of March. Tentative dates provided to AMG. Agenda to be provided at meeting.

Topic 2: Tree Removal

Action: AMG to received final bid for removal of downed tree at Golden Valley and Fontanelle.

Topic 3: Termination of Management Agreement

Action: Addressed AMG executives regarding performance failures of Charlotte group. Issues cited: a pattern of poor service, weak managerial guidance, poor communications, failure to maintain records, inability to provide routine documentation in a timely manner, improper violation notices, unsatisfactory response times to homeowner requests for information. AMG's performance is unacceptable. Paul Mengert responded to questions; requests a probationary period to address problems. Board will contact AMG and advise of decision to terminate or to negotiate a probationary period.

Adjournment

Meeting adjourned at 1850 by Chairman Mauro Messina.