

**Linwood Farms Homeowners Association
Board of Directors Meeting Minutes
March 31, 2009**

Opening

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

Minutes

The minutes of the February Executive Board meeting were approved via email on March 5, 2009.

Present

Board: Gary Rains, Mauro Messina
Committee: Jeremy Reitman (Pool), Lori Stewart (Social), Jeoff Greenfield (ARC)
Others: None

Committee Reports

Architectural Review:

Mr. Greenfield presented the Board a list of the architectural improvement requests submitted by homeowners during the previous month. There were four requests (3 for fences, 1 for a storm door). All were approved. Homeowners need to be reminded to submit all requested documents, otherwise review will be delayed... A discussion followed regarding the noticeable decline in lawn maintenance throughout the neighborhood. Mr. Greenfield submitted, at the Board's request, a list of lawns in poor repair and requiring immediate attention. The Association will deliver letters to homeowners reminding them of their obligation to maintain their property... A discussion of lawn standards and enforcement processes followed... A discussion was held regarding homeowners improving property without seeking approval of the Association, a violation of the community's CC&R.

Pool:

Mr. Reitman questioned the Board's status regarding the approval of playground area improvements. As the lowest bid exceeded that budgeted, the Board directed Mr. Rietman to remove certain items from the contract in order and notify the Board when a new quote had been received... Discussion of homeowner contacts with the committee... The Board chose to continue contracting with US Aquatics for life guards and pool service during the 2009 year... Discussion of entry control options; the Board and Chair continue to evaluate options... Discussion of purchasing or leasing a refrigerated vending machine for the pool area; proceeds to be passed on to social committee. Mr. Rietman will investigate options further.

Social:

Mrs. Stewart advised the Board of expenditures to date... Update of the "Eggstravaganza" events (April 11), neighborhood garage sale (April 25), Linwood Luau (May 30)... Reminded board of opportunities to submit articles in newsletter.

Financial Report

The February financial report was received on March 13th... All expenditures appear in order... There was no change in the status of delinquencies in February. Mr. Messina will contact Cedar to move forward with collection of assessments from delinquent homeowners.

Unfinished Business**Topic 1: Front Entrance Lights**

Action: Solar lights have been chosen and Cedar will be directed to install the lights in a secure manner.

New Business**Topic 1: Community Standards**

Action: Discussion of need to further define community's architectural standards. A meeting will be scheduled in the next week to begin addressing this topic.

Topic 2: Architectural Committee Membership

Action: Discussion of need to seat an additional member on the Architectural Committee. CC&R requires 3 to 5 members.

Topic 3: Irrigation System Repairs

Action: A list was received from All Green (landscape contractor) identifying repairs needed to ensure the irrigation system remained operational. The Board approved the work based on the estimated costs provided.

Topic 4: Tree Removal

Action: Three dead Leyland cypresses have been removed and stumps ground along the front perimeter of the neighborhood. The trees will be replaced in the fall.

Adjournment

Meeting adjourned at 8:00pm by Chairman Mauro Messina.