

Linwood Farms Homeowners Association
Board of Directors Meeting Minutes
April 7, 2008

Opening

Meeting called to order at 1700 by Chairman Mauro Messina

Minutes

The minutes of the March Executive Board meeting were approved.

Present

Board: Steve Davis, Jay Lewis, Mauro Messina

Committee: None

Others: Dinetra Toney (AMG)

Committee Reports

Architectural Review:

No report presented.

Social:

No report presented.

Financial Report

Ms. Toney presented the financial report. Board called into question \$50 additional payment to A&B Landscaping for tree removal (bid was for \$400). Ms. Toney to follow up with contractor.

Unfinished Business

Topic 1: Violations

Action: AMG did not present any violations for March. No violation letters sent in March. Board requested February and March violations be provided... Hearings to be postponed until June in anticipation of management company transition.

Topic 2: March Action Items

Action: Map of street light plan received. Mr. Messina to contact Ryland for follow up... Mr. Davis will meet with homeowner regarding improvement of common area on Heywatchis... Mr. Greenfield to provide list of unapproved sheds... Email advising homeowner to arrange payments through counsel remains pending. \$1000 back payment received... Received quote #1 for spider mite treatment (\$450). Will seek another quote... List of all homes by address provided to Board... Scheduled annual homeowners meeting for March 25 at Charles Mack Center... Approved US Aquatics bid to perform for pool repairs... Postcards distributed to remind / introduce homeowners to HOA website...

New Business

Topic 1: Landscaping

Action: Board directs AMG to contact A&B Landscaping to have pine straw refreshed in common areas... Discussion of contract initiation date and common areas specifically included in same. Discussion of perceived shortfalls in service levels. AMG to provide an example RFP for guidance. Board likely to bid contract out this year. AMG to find original copy of the community's RFP for landscaping.

Topic 2: Playground

Action: Homeowners have requested a trashcan be placed at the playground area. Mr. Davis and Mr. Messina to purchase and place the trashcan... Mr. Davis to look into cost of adding mulch to the area.

Topic 3: Pool Building

Action: AMG to obtain three bids for painting/washing exterior of pool building. Mr. Davis & Mr. Messina to straighten and place dirt around light pole at front of pool entrance.

Topic 4: Storm Drain Termination (Heywatchis)

Action: Mr. Messina advised Board of discussion with Town of Mooresville engineer regarding relocating the termination point of a storm drain located on private property on Heywatchis Drive. Town is willing to relocate the discharge to a more suitable location free of charge, but requires a permanent easement upon common property (approximately 7.5' on either side of the pipe's centerline). Town also needs access to the site via the common area running along the north side of the pool.

Topic 5: General Discussion

Action: The Board dismissed Ms. Toney at 1810hrs and held a general discussion on the steps to be taken in order to obtain the services of another management service. Mr. Lewis to arrange Board interviews two companies next week. Board will meet again following interviews to choose the best prospect and move forward with transition.

Topic 6: AMG Contract

Action: Board to provide AMG notice of intention to terminate contract at end of month.

Adjournment

Meeting adjourned at 1840 by Chairman Mauro Messina.