

**Linwood Farms Homeowners Association  
Board of Directors Meeting Minutes  
April 28, 2009**

**Opening**

Meeting called to order at 5:58pm by Chairman Mauro Messina.

**Minutes**

The minutes of the March Executive Board meeting were approved via email on April 3, 2009.

**Present**

Board: Gary Rains, Mauro Messina  
Committee: Jeremy Reitman (Pool), Lori Stewart (Social)  
Others: Jason Phelps (Cedar Mgmt)

**Committee Reports**

**Architectural Review:**

No report.

**Pool:**

Mr. Reitman informed the Board the playground equipment is scheduled to be delivered May 14 and will be installed the week of May 18... The committee followed up on the possibility of obtaining a vending machine for the pool. At present the anticipated costs outweigh the potential benefit to the community. Discussion held regarding obtaining a refrigerator and using volunteers to provide a vending service on weekends. Options to be consider over the off-season... Mr. Reitman also presented the Board copies of homeowner communications regarding pool issues (e.g. lighting, hours of operation)... Quotes for changing tables were received. The Board approved purchase of two tables from Home Depot (\$299 each) and installation using a contractor via Cedar Management... Discussion of the possible need for rubber matting in restrooms; Board opted to forego this amenity as it would impact the ability to maintain clean floors... Pool hours have been posted on website... General discussion regarding the need for increased attention to restroom conditions.

**Social:**

Mrs. Stewart updated the Board of committee expenditures to date... Update of the outcomes of the "Eggstravaganza" (April 11) and neighborhood garage sale (April 25). Neighbors very responsive to the request for candy donations. Approximately 40 children participated in the Eggstravaganza... The Linwood Luau is on schedule(May 30). Committee continues to look for volunteers... Meeting held with Nola Cooper (April 27) to adopt a fee structure for businesses and individuals interested in advertising on the website

and in the newsletter. Several parties have expressed interest in advertising. Fees will be used to offset the costs of the newsletter and any excess will be used for community social events.

### **Financial Report**

The February financial report was received on May 15... All expenditures appear in order. The Board informed Mr. Phelps it is the policy of the Association to collect late fees on delinquent accounts.

### **Unfinished Business**

#### **Topic 1: Front Entrance Lights**

**Action:** Lights are backordered, but due any day. Expect installation next week.

#### **Topic 2: Playground Area Improvement**

**Action:** Installation scheduled for the week of May 18.

#### **Topic 3: Pool**

**Action:** Board chooses not to use pool deck lights as a security measure. Lights will not be left on a night. Cedar Management directed to install motion-activated flood lights at pool entrance and at the pool deck... Current quotes for security gate equipment seem excessive and in some cases beyond the community's need. Mr. Rains in contact with a vendor (ISI Monotronic) to obtain a quote... Inspection of the pool for compliance with recently enacted federal laws was completed. New intake grates have been ordered for both pools... Damaged signage around the pool deck has been replaced.

### **New Business**

#### **Topic 1: Board Meeting Location**

**Action:** General discussion regarding the need for a permanent meeting location. No decisions made.

#### **Topic 2: Common Area Mulching**

**Action:** Directed Cedar Management to obtain quotes for refreshing pine straw in common areas.

#### **Topic 3: Cedar Management Service**

**Action:** Discussion regarding dissatisfaction with community inspections. Points of concern included inspections not completed on a regular basis and obvious violations being overlooked. Mr. Phelps advised he has met with Cedar leadership and the inspector regarding these problems. Inspector now allotted 2 hours for inspection. Inspector will return Friday. At that time, Mr. Rains will ride along to share our expectations and standards... Discussion about acceptable yard

standards... Board directs Cedar to modify the friendly reminders so that homeowners are required to mow their lawns within 3-days of their notice. Earlier letters provided 10-days, which the Board finds unacceptable.

### **Adjournment**

Meeting adjourned at 7:50pm by Chairman Mauro Messina.