

Linwood Farms Homeowners Association
Board of Directors Meeting Minutes
May 5, 2008

Opening

Meeting called to order at 1700 by Chairman Mauro Messina

Minutes

The minutes of the April Executive Board meeting were not available; will be presented to board within the week for approval.

Present

Board: Steve Davis, Jay Lewis, Mauro Messina
Committee: Jeoff Greenfield (ARC)
Others: Dinetra Toney (AMG)

Committee Reports

Architectural Review:

Mr. Greenfield requested feedback on draft documents submitted in March. Responses will be provided by email within one week.

Social:

No report presented.

Community Watch:

Mr. Lewis (Group Leader) advised a meeting was held previous Saturday; seven homeowners participated. The group discussed methods for improving communications with the police department, sponsoring neighborhood activities at National Night Out (Aug 5), and strategies to address vandalism at the playground.

Financial Report

Ms. Toney presented the financial report. List of homeowners that have not paid dues by date of May Board meeting; 52 of 318 had not.

Action: Board directs AMG to eliminate “bi-weekly maintenance” activity. Board finds no evidence that such activity was taking place (e.g. storm drain debris has never been cleaned from common areas) and refuses to pay for service not provided... Clarification sought regarding attorney fees line (pays for services rendered)... Board requests date audit will be available; Ms. Toney states AMG has not submitted documents in anticipation of management company transition.

Violation Hearings

Homeowners Notified to Attend: 7

Number in Attendance: 2

Unfinished Business

Topic 1: April Action Items

Action: Ms. Toney seeks clarification from Board regarding request for itemization of administrative fees. States AMG does not keep track of what is mailed or what type/number of notices that are distributed... Question of \$50 overpayment to A&B Landscaping: assessed by A&B for removal of additional tree; Board directs AMG to obtain refund of payment because service was not authorized. Board will solicit bids for landscaping in June... Mr. Messina signs 2008 contract for US Aquatics... Community plat provided to Board...

Topic 2: April Violations

Action: 33 violations recorded in April; majority garbage can violations, also basketball goals lying in yards, parking violations, grass height, trailer storage, and unapproved signs. Board discussion regarding garbage can violations and need to ensure notices are delivered to all in violation; will consider a friendly reminder on the website and newsletter. No inspections were performed by AMG during April. Board directs Ms. Toney to conduct business as if the Association is not terminating the contract.... Requests for bids to paint and pressure wash pool building have been submitted to contractors. One quote received; remaining bids should be available by May 7... A&B advises they were not aware that common area drainage points required cleaning. Would have to increase contract costs to take on this additional responsibility.

New Business

Topic 1: Landscaping

Action: Board received quote from A&B Landscaping to refresh pine straw in common areas. Proposal led to discussion of alternatives to reduce potential costs. Will seek additional competitive bids and will consider simply purchasing straw and asking community to participate in placing it on a weekend morning; Mr. Lewis to obtain additional bids.

Topic 2: Pool

Action: Mr. Messina reminded Board that a leak occurred in the pump room of the pool building two weeks prior (a Sunday). Water was draining from the pool into the pump room. It overwhelmed the drain and exited the facility under the walls. AMG has been directed to contact a contractor to ascertain the level of damage (if any) this incident has caused. Approximately 12 – 15” of water was drained from the pool. Approximately 3” of water was in the pump room when Mr. Messina shut down the pumps...

Topic 3: Basketball Goals

Action: Discussion of what the CC&R state about the presence of basketball goals in the community. Mr. Messina states that no mention of basketball goals can be found in any of the Association’s official documents; further states this is counter to remarks he made at the Annual Meeting. Mr. Greenfield presents a newsletter from a previous management company that states basketball goals are not permitted. Mr. Messina states that absent an official document -one which

reflects a previous Board's decision regarding the banning of basketball goals- the Association will not take action to have them removed. This will not preclude violations related to basketball goals that are in poor repair or lying on the property.

Topic 4: Fine Status

Action: AMG seeks direction regarding an outstanding fine to an out-of-state homeowner. Renter on property responsible for trailer violation. Board agrees to uphold the fine against homeowner and directs AMG to proceed to collect fine.

Topic 5: Granting of Easement on Common Property

Action: Mr. Messina advised Board of discussion with Lonnie Bulger, Town of Mooresville Engineer regarding relocation of a storm drain termination point located on common property at the rear of 141 Heywatchis. Town will perform relocation free-of-charge to community, but requires a permanent easement (approximately 7.5' on either side of the centerline of the pipe). The relocation will remedy the draining of storm water into the property owner's backyard and direct the wash into the revetment behind the property. Mr. Messina to notify homeowner of requirement to obtain drawings depicting easement and to obtain signatures from 75% of homeowners approving permanent easement; these documents must be provided to the Board.

Topic 6: General Discussion

Action: Board discusses the low deductible of the Association's liability insurance. Will investigate cost savings that might be achieved through a higher deductible... General discussion of challenges to signing contract with new management company. Board agrees to present contract to Mooresville attorney for review prior to returning it to the company; Board's suggested revisions will be included for comment.

Adjournment

Meeting adjourned at 1850 by Chairman Mauro Messina.