

Linwood Farms Homeowners Association
Board of Directors Meeting Minutes
June 2, 2008

Opening

Meeting called to order at 1700 by Chairman Jay Lewis.

Minutes

The minutes of the May Executive Board meeting were approved.

Present

Board: Steve Davis, Jay Lewis, Mauro Messina

Committee: Jeoff Greenfield (ARC)

Others: Dinetra Toney (AMG)

Committee Reports

Architectural Review:

Mr. Greenfield advises regular requests are going smoothly. Brief discussion and presentation of alternative mailbox solutions that might be considered for the community. An unsolicited vendor has offered to provide discounting to group purchases; four suitable types identified. ARC suggests the Board consider this as an option for the community.

Social:

No report presented.

Community Watch:

Mr. Lewis (Group Leader) advises program is looking for a sponsor to provide hats to members. Have 10 people signed up. Cost of hats approximately \$10 - \$12 dollars each. Name of sponsor can be stitched on back.

Financial Report

Ms. Toney presented the financial report. Notes an approximately \$15,000 variance in the budget as a result of delinquent dues payments. \$22,000 late as of May 31. Mr. Greenfield expresses concern the budgeted amount has changed; Ms. Toney advises pool attendants are for swim club. Mr. Lewis notes we do not have a swim club and lifeguards should be \$18,000. Mr. Davis states Association still waiting for \$50 paid to A&B Landscaping for service not requested; Ms. Toney advises amount was deducted from May bill. Mr. Messina questions when audit will be performed- reminds Ms. Toney this request was submitted last month.

Action: Board directs AMG to review pool contract and invoices.

Violation Hearings

Homeowners Notified to Attend: 3

Number in Attendance: 2

Unfinished Business

Topic 1: April Action Items

Action: Question regarding vehicle coverage on Association's insurance policy: placed in case a Board member is involved in an accident while performing Association business... Question regarding taxation of Association despite not-for-profit status: accountant's response in packet... Bi-weekly maintenance stopped by AMG per Association's request...

Topic 2: Pool Committee

Action: Mr. Messina advises committee has been formed. Jeremy Reitman, Stephanie Wright, Tony Nespoli, and Jason Nelson. Jeremy Reitman named committee chair.

Topic 3: Pool Building Paint Bids

Action: Three bids received for external painting and washing of the pool building. Mr. Messina notes that no guarantees for workmanship or materials are provided; suggests bids not be accepted until such guarantees are available. AMG to obtain same.

New Business

Topic 1: Property Foreclosure

Action: Board signs documents to proceed with foreclosure of property as a result of homeowner failing to pay Association dues. Ms. Toney advises Association has ownership of home and may exercise option to evict homeowners; if homeowner pays dues and fees upon notice of eviction then deed may be returned. Board votes unanimously to evict. Question arises regarding true possession of home as mortgage lender still primary lien-holder. Ms. Toney to obtain clarification for Board.

Topic 2: Commercial Vehicle Policy

Action: Mr. Messina asks that the May 27th approval of the Commercial Vehicle Policy be read into the minutes. This policy provides the Association's interpretation of "commercial." Notes the weight limit listed was increased slightly from the approved draft.

Topic 3: Pool Building Water Damage

Action: Discussion of quote provided by ChemDry. Board will examine building with ARC chair to determine the extent of work necessary.

Topic 4: Management Contract

Action: General discussion of Cedar Management contract. Final comments needed from Board.

Topic 5: Homeowner Request to Board

Action: Mrs. Roslyn Udle (143 Heywatchis) seeks relief from the Board regarding request to relocate a storm drain termination that straddles common area and private property. Request requires an easement of common property be provided. Board

reminds homeowner that legal counsel clearly stated approval from 80% of homeowners is necessary for easement. No further action taken.

Adjournment

Meeting adjourned at 1900 by Chairman Mauro Messina.