

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

**Opening**

Meeting called to order at 4:52pm by Chairman Mauro Messina.

**Minutes**

The minutes of the June Executive Board meeting were approved.

**Present**

Board: Steve Davis, Mauro Messina  
Committee: Jeff Greenfield (ARC), Jeremy Reitman (Pool)  
Others: Dinetra Toney (AMG)

**Committee Reports**

**Architectural Review:**

Mr. Greenfield provided copies of architectural guideline documents circulated in the community by Prism Management during the 2003 – 2004 period... Provided a receipt (\$126.52) for use of personal printer, ink, and paper for Association business over previous 14 months- Board approved and authorized reimbursement... Presented draft of FAQ document to be made available to homeowners; document will answer common ARC questions; ARC to develop answers and provide to Board for review... Board and ARC Chair discussed need for consistent post-hearing follow-up inspections; ARC agrees to take on this responsibility... Discussion of draft Architectural guidelines presented at previous meeting; Board requests ARC to revisit guidelines and look for opportunities to be more specific of expectations while balancing respect for individual needs and rights; Board Chair to forward feedback by email.

**Social:**

No report presented.

**Pool:**

Committee Chair provided pricing for Automatic External Defibrillator in response to homeowner suggestion that one be made available at pool... Presented draft of new pool rules... Discussion of challenges of enforcing rules and violation schedule... Presentation of pricing for trash receptacles to be located in near playground equipment... Pool Bids: only one bidder responded to Board's request for warranty (Correra & Sons); Board accepted Correra & Sons bid. Pool Chair to notify contractor to begin work.

**Financial Report**

Ms. Toney presented financial report... Noted 25 dues delinquencies; four of which owe less than one year's dues... Delinquent notices mailed in June... Eviction of delinquent and foreclosed homeowner held up due to missing representation letter (neither AMG or Sellers, Hinshaw have a copy)

## **Unfinished Business**

**Topic 1:** June Action Items

**Action:** AMG failed to move forward with audit in timely manner. Board will initiate financial audit after transition to Cedar.

## **New Business**

**Topic 1:** Grounds Committee

**Action:** Brief discussion of potential benefit of grounds committee. Agreed future discussions should be considered after transition.

## **Adjournment**

Meeting adjourned at 6:10pm by Chairman Mauro Messina.