

## LINWOOD FARMS HOA BOARD MEETING

OCTOBER 21, 2009

### Opening

Meeting called to order at 5:37 pm, by Jeoff Greenfield.

### Minutes

The minutes of the September Executive Board Meeting Approved

### Present

Board: Jeoff Greenfield, Dan Callaghan. Mauro Messina not present.  
Committee: Lori Stewart (Social)

### Committee Reports:

#### ***Social Committee:***

Lori submitted receipts for Safety Day, Halloween and Fall Fest, board will review and vote. Lori reports that they still have \$723 still budgeted for Fall Fest, which is to be held on Nov. 7<sup>th</sup>, from 10:00 am till 1:00 pm, volunteers are being sought to assist that day. Plans are being formulated for the Winter Celebration, beginning Dec. 13<sup>th</sup>. Volunteers are being sought for this annual event.

Lori presented Board with new handbook to be given to new residents as part of a welcome package. Board reviewed handbook and thanked those who did a fine job putting it together. Special thanks went out to Nola Cooper for the superb job that she did. Lori reports that Brooke Gutshick's group, Kids Who Care, did a clean-up along Linwood Rd. recently. Lori encourages Board to write an article for the monthly newsletter, Board will discuss.

#### ***Financial Report:***

Board reviewed financial report submitted by Cedar Mgmt., Jeoff will ask Ryan Houck, to break down monthly Administration expenses, status of reserve funds from previous years. Board accepts Financial Report.

#### ***Unfinished Business:***

The Board will contact Cedar Mgmt. in order to obtain information about Linwood Farms entrance lights. We are trying to find out who the contractor that installed the system is and what our warranty covers. This request has been made several times without results. If no answer is given, the board plans on calling the Cedar management and arranging a meeting with their senior management.

**New Business:**

Board accepts new chairperson for Pool Committee, Stephanie Wright.  
Board considers formation of several new committees;

**Covenant Review;** review current covenants and bylaws, make recommendations to Board. The board will review and bring the finalized recommendations bring to theCommunity for vote.

**Handyman;** review needs of community grounds and make minor repairs.

**Communication:** as per policy.

Board reviewed policy of Dues and Late Fees, to see what options are available, no changes at this time, all Dues and Late Fees still remain. Board seeks to find a solution that doesn't violate our fiduciary responsibility to community. Board discusses automatic fines for repeat offenders of covenants, that there are a few homes that continually violate community standards. These fines will help to recover the costs of sending letters of violation. \$100 Automatic fine for making changes to a homeowner's exterior property and failing to submit to ARC Committee for approval. Both were approved by board. Hearing notices were sent out for October 22<sup>nd</sup> at Mooresville Library for 6:00 pm start. Board is currently reviewing contracts and seeking bids for Pool and Landscaping. Board is waiting response from Cedar Mgmt. about our legal recourse to 104 Morning Sun.

Meeting adjourned at 7:20 pm.