

Westmoor Owners' Association

Board of Directors Meeting 5/14/2009

8:00 pm - 9:30 pm

Fellowship Baptist Church, Willow Spring, NC

Preliminary Agenda:

Old Business (8:00 - 8:30)

- Financial update (Jennifer)

- Landscape update
 - Contract signed with Lee's Landscaping, need to make sure it's delivered on
 - Irrigation system repair
 - Mowing of empty lots
 - Dumped concrete at corner of Pegram and Mosby

- Website update

- Nomination Committee

- Architectural Control Committee

New Business (8:30 - 9:00)

- Fencing and other submissions
 - lot #58, 7756 Pegram St. fence and concrete pad
 - lot #52 8110 Cleburne Ct. fencing around gas tank

- Secretary position has been vacated, need to find someone else to fill that role

- Review of feedback from website

Member Comments and Feedback (9:00 - 9:20)

Meeting notes

File paperwork on closing--Jennifer update.

Introductions

Board recap, history

Communication is an issue. Ideas?

Financial Update:

Jennifer gave dues update

Sent notices to new homeowners and bounced check homeowner

Paid progress energy, web, landscaping, Boyd, Aqua, etc

Past due notices to be sent? Talk of updating late fees for late HOA dues.

Nomination committee--should this be done earlier or in September?

Nick: Tabled issues with the board until the end

\$13,000+ in account.

February--bank statement was \$700 lower than what QuickBooks was recording.

Jennifer looking into it (discrepancy there since 2007).

Long outstanding dues (\$375)-30 day certified letter, then lawyer/small claims court will be the action taken.

Lees landscaping--should be cutting/trimming everything at the same time, not in stages

They will email the scope of work.

Tom will call him about meeting this weekend.

Rodney Carroll--met about sprinkler system

Builders that own lots have been contacted to tackle the lots within 7 days. Tom follow up.

Burms are our responsibility up to the poles. The county has responsibility from pole to James Austin.

County needs to be called to get on schedule. Health issue with snakes and rats in the taller grasses.

Tom to give out the phone # for residents to call

Pegram/Mosby cement on road--water flows but not cleaned up.

Nick to follow up.

Web--under construction

Get board area updated. Form section working.

Info section was wrong--size, prices, etc.

Nominating committee--1 board member to be leader

Need to get a nomination list together.

A request for an update will go to all members with a return s/a stamped envelope, each proxy individually numbered

Door to door will happen after the return by date has passed.

NOMINATION COMMITTEE: Pat, Susan Reich, Artie to help on nomination committee.

ARCHITECTURAL CONTROL COMMITTEE: need to find volunteers

Find precedent on grandfathering fences, sheds, etc when enforcing/changing guidelines

7756 Pegram Street Fence

5'4" to 6' privacy fence, wood colored
Jason read the covenants to group. Both neighbors have no issues.
Board vote: Nick--yes, Tom--yes, Artie--yes

8110 Cleburne Fence--did not submit. No discussion.

Secretary position--

Meeting schedule--pending church approval, 1st thursday every month, 8-9:30pm.

Next meeting
--empty lot for other
New sign--refinish

COMMUNICATION IDEAS:
sign board