

Westmoor Owners' Association

Board of Directors Meeting 6/11/2009

8:00 pm - 9:30 pm

Fellowship Baptist Church, Willow Spring, NC

Preliminary Agenda:

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Old Business (8:00 - 8:30)

- New Secretary ??
- Financial update (Jennifer)
- Landscape update
  - Irrigation status
- Website update
- Nomination Committee
- Architectural Control Committee

New Business (8:30 - 9:00)

- Additional property insurance for sign
- Front sign ideas
- Meeting/Events Schedule
  - BOD: 7/2, 8/6 - At FBC ?
  - Annual Members Meeting: 9/10 7:30PM where to host??
  - July 4
- Other new business

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

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Meeting Minutes

Old Business -

List of Homeowners - Jennifer to forward a copy to Pat/Susan for Nomination Committee use.

- Nomination Committee -
  - New Secretary - Susan Reich has volunteered, and two other homeowners who subsequently said they wouldn't want to.
  - Newsletter - look at the Stamey's walk Newsletter for suggestions. Susan to send a draft of the newsletter to Board for review.
  - Financial update (Jennifer) - \$13,006 on Quickbooks is the balance. We are \$2498.75 outstanding (14 members).
  - Board to look at Small Claims Court procedures for delinquent HOA Dues.

Artie will look into it. Nick will call an attorney he was referred to for a free consultation/free advice regarding Small Claims Court/Unpaid HOA Dues. Tom will look at CAI.com to see if he can find any information regarding same.

- Board to consider sanctions for non-payment of HOA Dues. Suggestions: a notice in the Newsletter and then a notice to each non-paying Homeowner. Voting rights will be suspended if dues are not paid by the Annual Meeting, and late fees will be imposed. Susan to draft a passage for the newsletter regarding late fees, to be reviewed by the Board. The wording will then be incorporated into the invoices/late notices.

- Landscaping - Irrigation has not been rectified by Lamco. By Monday a proposal will be given to Tom. Proposal for relocating some of the landscaping by the front entrance is with Tom, to be forwarded to Artie and Nick. Lee (landscaper) has other time constraints, which are causing delays. Artie is recommending Evergreen due to those delays and lack of man-power. Artie will obtain two other quotes for the sprinkler system repair.

- Boats - need to be in the backyard - Board will look into possible sanctions, but will send individual letters to those in violation of the boat policy.

- Discussion of Pegram Street cul-de-sac has illegal awning - Artie to investigate.

- Website - home price data was updated. Board page will be updated. Positional email addresses will be created (i.e. President@westmoorHOA.com).

- Nomination Committee - looking for volunteers/nominees for committees/board positions (for next election).

#### New Business

- Property Insurance - Board looked into filing claim for westmoor sign - we are covered for Liability only. Per Tom, Westmoor HOA has no liability for retention ponds in other side of westmoor.

- Front sign ideas - need to get competitive bids for new signage. Susan will obtain several quotes.

- Meeting/Event Schedule - 7/2 and 8/6 are tentative meeting dates. Annual meeting will be 9/10 at 7:30pm - location to be determined. No 7/4 community event.

- Maintenance of fences - broken slats, weathering is ok, fences do not have to be stained or sealed.

- Lawn maintenance - keep mowed.

- Garbage knocked over and not picked up - and newspapers not picked up.

- Propane tanks - need to be screened - not visible from street.

- Discussion about approvals - Board will draft a list of items and will work on taking an inventory of all items that exist today at each homeowner's site.