

Westmoor Owners' Association

Board of Directors Meeting 7/2/2009

8:00 pm - 9:30 pm

Fellowship Baptist Church, Willow Spring, NC

Preliminary Agenda:

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Old Business (8:00 - 8:30)

- Financial update (Jennifer)

- Landscape update

- Irrigation status

- Website update

- Nomination Committee

- Meeting/Events Schedule

BOD: 8/6 - At FBC

Annual Members Meeting: 9/10 7:30PM Where to host??

New Business (8:30 - 9:00)

- Management Company

- Lawyer

- Cambridge lots

- Other new business

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

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## Meeting Minutes

### Old Business -

- Nomination form will be completed and sent to the Board by 7/24.
- Financial update: bills paid, and last of dues for 2008 paid. Jennifer did not have balance, but will provide later -- Update 7/4: Current balance is: \$13,534.93
- Landscape update - Lee has completed the irrigation repairs as of 6/30/09. Tom to obtain a schematic of the irrigation system and a detailed/itemized list of the work that was done. Lee indicated to Tom that he would replace the plants/flowers that died due to no watering. Artie is recommending a full crew rather than one man, so all the work is done at one time, rather than scattered. Tom will contact him to discuss having the work done all at once, and to avoid mornings and afternoons when the school buses are present. The Board will allow more time to evaluate the work and report results at next meeting. Tom presented a quote for \$538 for new landscaping and moving some existing shrubs/bushes. The Phase II sign will be removed.
- Annual Meeting - location still to be determined, along with agenda

### New Business -

- Management Company - Nick looked into the cost of a management company. Nick is expecting two proposals - one for full service and one for a clerical and consulting.
- Lawyer - Nick is entertaining a new lawyer, Henry Jones of JordanPrice. Nick will contact him regarding a builder about to build on Phase II that has not submitted plans for approval and regarding Cambridge Properties not mowing their lots.
- Fines - the limit is \$100 per incident. The Board will work on a formal process as an agenda item for the Annual Meeting.
- Phase II - foundation flags are on one lot and there is a permit box. Board will send a letter requiring plans for review. Tom will call Rodney Carroll 7/3/09.
- Violations - Artie will look into flat decks at the two houses north of Tom's.
- Cambridge Lots - Artie will contact Cambridge regarding mowing their lots.
- Lamco - Jennifer will send an invoice for \$200.00 for sprinkler repair.