

Westmoor Owners' Association

Board of Directors Meeting 8/6/2009

8:00 pm - 9:30 pm

Fellowship Baptist Church, Willow Spring, NC

Preliminary Agenda:

Old Business (8:00 - 8:30)

- Review of 7/2/2009 meeting minutes

- Financial update (Jennifer) - (Tom) - we received payment from new owners 8213 Burgwyn (cap and pro-rated dues), and two other owners. Balance in account 13782.64.

Water and electric bills both increased due to increased usage. Upcoming renewals for the mailboxes will be due in August. Two checks for cap fees were received (last two on Burgwyn) from an attorney for Kirk Leone/Custome Home Builders; the checks will be returned as they are not due to Westmoor HOA. Payments were made to the church for June and July meetings.

- Landscape update

- Cambridge lots - no update.

- (Tom) - Lee will put new mulch down to increase the depth to the required 3". Lee would like to discuss winter planting and the different types of grass at the entrance and what to do with each (i.e. leave all, kill one). There is a sprinkler head that is broken. Nick is requesting a meeting with Lee to test all sprinkler heads to ensure they are aimed properly and all functional. Tom will set up a meeting. The beds were not edged; this will be addressed at the Saturday meeting.

- Kirk Leone's lots were recently mowed in Phase II, but not in Phase I.

- Website update - Meeting notifications were posted; last month's minutes will be posted shortly. All typos have been corrected.

- Nomination Committee Report - letter was drafted and mailed - eleven were received so far. Mail will be picked up on Tuesday 8/11 to allow for the remainder of nomination forms to be received. Nominations will be given to Artie.

- Meeting/Events Schedule

Monthly meeting will be 9/3 - Nick to send an announcement.

Annual Members Meeting: 9/10 7:30PM Where to host?? HOA will bring soft drinks/water.

Homeowners can bring snacks.

- Management Company and Lawyer - The Board has been in contact with HRW regarding a proposal for using a Management Company. For full management-\$550/mo., or for financial management only-\$250/mo.

New Business (8:30 - 9:00)

- Covenants Enforcement Proposal

- Process

- Communications

- Fines

The Board met with Cathy Wade regarding Westmoor's issues. They developed an Enforcement Proposal and sample letters for violations and follow-up letters. Our covenants and bi-laws were reviewed. Nick also met with an attorney, Henry Jones, regarding the unmaintained lots and the architectural issues (last two lots on Burgwyn) - the attorney advised that Kirk Leone still has architectural rights as long as he owns a single lot in the subdivision. We can request that Kirk Leone turn over control to the HOA, or show that he has been remiss in his duty (i.e. request his records). Nick provided sample letters at the meeting for the Homeowners to peruse. Biggest issues: gas tanks on side of house, boats parked in driveways, and lawns not being kept up. The policy has not been adopted; it is up for discussion.

- Artie proposed having the Secretary of the HOA have his own laptop for minutes, website maintenance. Currently a USB jump drive is used. Range is 250-350. Software needed: MS Office. There were some objections regarding spending any money on a laptop.

- Annual Meeting Plans - Agenda - starts at 7:30pm - Location: Mosby Cul-de-sac (Church if bad weather). Board will contact other residents in the cul-de-sac, and Nick will contact the church.

- Introductions

- Year's activities/events

- Financial Status - handout

- Budget - Jennifer will have the 2010 budget drafted by end of next week (per Tom).

- Major issues: enforcement policy, management company

- Nominee Introductions/Write-ins (Susan will bring Karaoke machine for microphone/amplification)

- Vote

- Other new business

Member Comments and Feedback (9:45 - 10:00)

Complaints about unkept lots at end of Pegram/Mosby, complaint about pothole on Mosby/Pegram, complaint about pile of rocks on lot on Mosby.

What controls will be in place to make sure the vote is valid (Crissy Smith)? Votes secure: proxies are numbered and ballots are numbered.

There will be a counter and a witness.

Why not just dissolve the HOA (Crissy Smith)? And why are we not suing Kirk Leone? No interest in dissolving the HOA. There has not been any legal action taken as it is expensive.

Meeting Minutes

Nominees (from mail so far):

Artie Annunziata

Joe Delfornio

Jason Stappenbeck

Eric Funk

Bob Behan (he declined the nomination)