

**Westmoor Owners' Association**

**Board of Directors Meeting 10/08/2009**

**7:00 pm - 8:30 pm**

**Fellowship Baptist Church, Willow Spring, NC**

**Agenda:**

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**Roll Call and explanation of meeting rules- (7:00-7:05)**

Attendance:

**President:** Eric Funk

**Vice President:** Joe Dellorfanio

**Member at Large:** Eddie Roche

**Treasurer:** Jennifer Vitale

**Guests:** Artie Annunziata, Beth Lynn

**Old Business (7:00 - 7:30)**

- Introduction of new board members- Nick Hansen, Artie Annunziata and Tom Lango have stepped down as board members and the new board is Eric Funk- President, Joe Dellorfanio- Vice President, Eddie Roche- member at Large and Jennifer Vitale- Treasurer.
- **Updated banking-** Removal of Nick Hanson from the SunTrust Bank signature card and the addition of Eric Funk and Jen Vitale to the signature card for the Sun Trust Account
- **Financial update- Jen-** \$12,838.00 total for month
- **Landscape update- Joe-** Joe met with Lee and confirmed that the grass will be cut every Thursday. Also we are getting pricing to add flowers to the flower beds and roses installed along Bud Lipscomb
- **Sign update- Eddie-** Eddie contacted 3 sign contractors to refurbish the sign that has egg on it. Two gave pricing and the 3<sup>rd</sup> decline to give a price. Due diligence was done and the contract was awarded to Artisan signs for \$1100.00. This is to refurbish the egged sign and also refurbish the lettering on the right side sign that is peeling off. Sign will be removed in Early November and the process will take 7-10 working days to complete.
- **Asphalt repair update- Eric-** A price was received from Turner Asphalt for repairs to the areas on Mosby lane and also the dip on Burguyn. The price came out to \$2500.00 for all the work to be completed. We will not be proceeding with this work for it is not budgeted for this year.

**New Business (7:30 - 8:00)**

- **Procedures for enforcement of covenants- Eric-** We as a board will be writing the procedures in detail so that everyone is clear on the covenants and how they are translated by the board.
- **Website updates- Eric-** All minutes from 2009 were installed on the website. We are proofreading the site and will make any changes needed.
- **Builders keeping up with their properties- Joe-** Joe will work on contacting Cambridge to see about getting their property cut as they are all overgrown. All other builders are in compliance.
- **Meeting/Events Schedule**
  - **BOD: 11/19/09 8:00 PM to 9:30 PM**
- **Enforcement of covenants at board member homes- Eric-** the board will have all their houses inspected to make sure that we are not in violation. We will make sure that we are the new board will be in compliance with all covenants.
- **Derrick Napier Memorial- Eric, Joe-** a fund was created for the loss of Derrick Napier in the neighborhood. With the money we will be purchasing flowers for Gail Napier to plant at her home and also a plaque in memory. The balance of the funds will be given to Gail.

**Open the floor to members (8:00 - 8:30)**

No one had any comments from the floor.

**Meeting was closed at 8:15 PM**