

MOSS CREEK OF HILLSBOROUGH

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting Minutes January 31, 2013

1. Certifying of Quorum-Call to Order

The meeting was called to order by President Lyle Allen at 7:07PM. Directors Ty Johnson, Chrisje Mays and Eric Anderson were in attendance. Gigi Holmes of McNeil Management was also present. It was determined that a quorum was established and timely notice had been given.

On Motion: Duly made by Chrisje, seconded by Ty and carried unanimously.

Resolve: To waive the reading of the November 1, 2012 meeting minutes and approve as presented.

2. Reports

Financial Reports: There was a question regarding the total amount paid to SAKS Construction for the sidewalk repairs. Management will verify it matched the estimate.

Lyle expressed concern about the new owners of 11145 Bridgecreek being behind on assessments. Management will continue to monitor the account and send notices as appropriate.

Management Reports: The Board requested that Management be strict regarding mailboxes when sending notices. There are many in the community in need of cleaning and/or repair.

Committee Reports: Lyle will pick up the original ACC request for paint that was submitted by the owner of 11129 Bridgecreek to verify the correct color had been used.

3. Unfinished Business

Traffic Control: Sandra Gorman did not attend the meeting as scheduled to present her professional ideas and insight on traffic control for the community.

Website: In an effort to add to the existing communication between the Board and homeowners, the Board and Management will be more diligent about posting community activities, projects, work on common areas, etc. on the website.

Community Trail and Walk Bridge: This project will continue to be researched by the Board.

Pedestrian Gate: Management relayed the findings of three different vendors regarding the pedestrian gate lock repair. All three had very different opinions. There is a question as to whether it is actually broke or if user error may be the issue. The Board members will inspect the gate themselves before making any decisions regarding repairs to the pedestrian gate.

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4. New Business

Homeowner Concerns Regarding Entry Repairs: The Board made the decision to have the tops of the columns at the entry repaired and to have the decorative pieces at the bottoms of the columns removed. The lower portion can be either painted or the decorative stones can be continued to the bottom depending on the recommendation and cost.

The Board would like Management to request a service call from American Access to attend to the problems with the vehicle gate.

SharpeScapes Proposal: The Board indicated that there was a proposal relating to drainage that had been submitted by SharpeScapes. Management will follow up and forward it to the Board

On Motion: Duly made by Ty, seconded by Chrisje and carried unanimously.

Resolve: To approve the \$400 SharpeScapes proposal for trimming trees along Balm Riverview.

Director Comments:

Chrisje indicated that she now has the keys to the irrigation boxes.

Ty felt that there had been an increase in the water bill in comparison to past bills. Management will research the payment history.

5. Adjournment

Next Meeting: April 23, 2013 at 7:00PM at the Riverview Civic Center

On Motion: Duly made by Chrisje, seconded by Lyle and carried unanimously.

Resolve: To adjourn the meeting at 8:25PM.

Prepared by Manager on behalf of the Board of Directors