

Moss Creek HOA Board Meeting - April, 2005

Board Members in Attendance:

Butch Dibble
Barry Gerth
Chip Wood
Mark Cook
Chrisje Cameron

Guests

Gail Knight – Sterling
Dave Driver
Barbara Bidot
Carlos & Dolly Huertas
Mr. Thomas

Meeting opened at 6:35pm

Old Business.

Paving estimates

- 3 estimates have been collected and were reviewed
- 2 questions were raised: What do the warranties offered by the companies involve and what will be the direction for the homeowners and their vehicles the day of paving?
- Questions to be answered and a decision to be made at next meeting.

Oak Tree Replacement

- Three letters were sent to homeowners with the dead trees. 1 has been replaced properly, one has been replaced with a tree size that does not meet the county requirements, and one has not been replaced.
- Management company to resend letter to the two homeowners asking for a resolution with a timeline.

Vehicle Parking Update

- Vehicle parking in grass issue has not been resolved so a management company to have attorney send out letter.
- Board made aware of vehicle parked on the street for 1 week. Courtesy letter with the community guidelines for parking will be sent.

Pond Maintenance

- Water area in back part of community is beginning to get overgrown with vegetation. Management company to contact maintenance company to spray for control.

ARC Requests/Update

Front Fence Update from Butch

- Front fence is being worked on and should be completed by May 1 pending materials arriving on time.
- Work will be completed by individual but if not complete by next meeting we will seek other options.

New Fence Guidelines

- The ARC brought a request to the board that we amend the fencing guidelines to incorporate newer & more attractive styles. It was decided that fences still must be of wood or white PVC and adhere to the height requirements but will be reviewed on a case by case basis by the ARC if a deviation is being requested.

Guideline Amendment

- Proposal to amend the landscaping guidelines to include 'Fruit bearing trees are permitted but only of the dwarf variety and only 2 per lot'. The proposal was accepted and will be

added to the community guidelines.

New Business

Front Entry

- The board will begin to look into estimates to lay Bahia Grass the entire length of the fence on the easement outside the community. Estimates will be reviewed and a decision to be made in the summer.
- Landscape boulders will be placed on both the north and south side of the entry. These will be used to keep cars from doing U-turns and killing the grass.

Communication

- Discussion on how best to get compliance information from the Management Company to the board so as homeowners inquire about resolutions and timelines answers can be given. It was decided that the spreadsheet that is kept by Sterling Mgmt will be copied to all board members on a regular basis.

Financial Report

- Account statuses reviewed by Sterling Mgmt

Meeting Closed at 8:05 pm