

**BOARD MEETING**

Board Members in Attendance:

Lyle Allen - President

Barry Gerth – Vice-President

Tyron Johnson – Treasurer

Debbie Carter – Secretary

Kendra Gustafson from McNeil Management was also in attendance as well as Moss Creek resident, Mark Cook. Myron People was not in attendance.

**Call to Order:** Lyle made Motion to call meeting to order, Debbie seconded - meeting was called to order at 7:00 p.m.

**Verify Quorum:** A quorum was achieved.

**Verify Timely Notice:** Meeting Notice sign was posted inside community at front gate entrance at least 48 hours prior to meeting.

**Reading of Minutes:** Debbie made motion to waive reading of minutes from last formal Board meeting held on October 19, 2010. Motion was seconded by Lyle and carried unanimously to waive reading of prior Board Meeting minutes and approved them as presented. Note: First Board Meeting of 2011 scheduled for January 25<sup>th</sup> was cancelled due to inclement weather and was rescheduled to February 15<sup>th</sup>. Board members were present on February 15<sup>th</sup> however meeting was not held due to Riverview Civic Center not open and no representative there to open it – it was decided not to reschedule and to meet at next scheduled meeting time of April 19, 2011.

**Financial Reports:** Monthly Financial reports were presented by Kendra Gustafson from McNeil and discussed. Reports filed for audit. No report from Treasurer, Ty Johnson at this time.

**Delinquent Accounts:** Kendra from McNeil reviewed the delinquent accounts with the Board and indicated that the Association Attorney is proceeding with the collections process accordingly.

**Violations Reports:** Kendra from McNeil reviewed the violations reports with the Board – no crucial violations noted, mostly mailbox cleanup and lawn issues. There was discussion in reference to some lawns that still remain unattended to – McNeil will send out recurring notices to these ongoing violations - no legal action at this time.

**ARC Updates:** There were only a couple of ARC requests pertaining to landscaping.

**Unfinished Business:**

ARC – Paver update – no update from ARC at this point – Board agreed to just have residents submit their paver requests to the ARC and have ARC make decision whether to allow or not within the parameters of the Amendment to the Declaration of Covenants, Article VII Section 8 ... as allowed by the Architectural Review Committee.”

Previous Board Meeting Task Items – follow up – determined that items were completed and taken care of.

**New Business:**

Pedestrian Gate – repair job is complete except for the lock which the locksmith needs to drill a hole in the post and install plate. Kendra to follow-up on this.

Road Repair Update – road repair on Moss Island Drive has been completed successfully.

Speeding in the Community – there is an issue with a few people speeding in the neighborhood – Board decided to have McNeil send letter to violators to make them aware.

**Adjournment:**

Open session for comments – Ty brought up issue with front gate keypad box – suggested getting a combination lock for electrical supply box which would make it more available to control gates – new motor was installed for the gates --- working well now.

Mark Cook, Moss Creek resident addressed the Board with issue concerning attorney letter and fees attached thereto – Kendra from McNeil explained process and Board confirmed that they have no control over this process per contract with McNeil. Contract would have to be reviewed and changed in order for Board to have a say. Kendra suggested she would review this with her Manager, Doug Pinner.

The next Board Meeting is scheduled for Tuesday, July 19, 2011 at 7:00PM at Riverview Civic Center.

All items on Board Meeting Agenda covered and nothing left open for discussion. Barry made motion to adjourn, motion seconded - meeting adjourned at 7:50pm.

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Debbie Carter