

Moss Creek HOA Board Meeting – August 11, 2005

Board Members in Attendance:

Butch Dibble
Barry Gerth
Chrisje Cameron

Guests

Gail Knight – Sterling
Barbara Bidot - ARC
David Driver - ARC
Ernie Sowders
David Richardson
Sandra Gorman

Meeting opened at 6:40pm

Old Business.

Paving

- Paving complete with 2 issues outstanding
 1. Pothole at front needs to be repaired by Paving company
 2. Protective tape needs to be removed from reflectors
- Information requested from 10729 Moss Island Dr. was received and reviewed to determine responsibility for permanent marks in sealant. It was determined to respond back to arbitrator to give the timeline of events and road blocks. It was determined by the board that resident still drove through the barricades on Monday evening to get to their driveway.

Violations

- Reviewed and updated by Gail. Still a few minor issues with tree and sod replacement to be handled by Sterling with letters to go out this week.

Newly installed street sign

- Based on information presented it was decided that the newly installed street sign will be lowered so as not to hide the stop sign at the end of the exit.

ARC Requests/Update

Front Gates

- David Driver made recommendations to the board and Gail will contact companies for bids to enclose the front entrance across the sidewalks with iron gates. It was suggested that we look into a keypad system with one entrance/exit gate on the south sidewalk area.

Current Entry/Exit Gates

- Exit gate is opening too far and running up on the center island curb. Gail to contact company to adjust gate.
- Motorcycles not able to open exit gate. Possible sensitivity setting. Gail again to contact company to look into.

New Business

Front Entry

- Estimates were reviewed again and the proposal from Mario's sod was approved. Bahia Grass will be installed from fence to sidewalk running the entire length of the fence on both the north and south side.
- Board reviewed proposal for installation of bushes along the entire fence row. Although

it was agreed that this is going to be necessary it was couched for a later discussion due to the recent financial commitments to the paving and sod issues.

New Homeowners

- New homeowners moved into 11122 Bridge Creek Dr. At this time they are constructing a fence with no prior approval. They were contacted by Gail and sent an ARC request. It was incomplete so the request was not acted on. Gail to contact owner and get proper paperwork before ARC reviews and takes action.

Lawn Maintenance contract

- Board approved the termination of the contract for Lewis Landscape effective September 1, 2005. Gail will contact company directly.
- Board approved 'Liberty Lawn Maintenance' as the new lawn company. Gail to contact company so as to have them start on September 1. Contract was for \$425/month but Gail will contact company to discuss monthly fee going to \$450 with the understanding that they will be responsible for the upkeep of the new sod that is to be installed.

Financial Report

- Account status reviewed by Sterling Mgmt. Board approved an additional \$5,000 to be taken from the 'Operating Account' to purchase another C.D. where the return is significantly better.

Meeting Closed at 7:45 pm