

**Moss Creek HOA
Board Meeting Minutes
11 January 2005**

Attending

Board Members

Butch Dibble
Chrisje Cameron
Chip Wood
Mark Cook

Board Members Absent

Barry Gerth

Guests

Gail Knight – Sterling
Dan Zemer
Dave Driver

Meeting

- Call to Order at 6:40pm;
- Quorum established
- Minutes approved as published on website
- President's Report – nothing to report
- Treasurer's Report – 24 reminders sent for HOA dues; financial report will be mailed to all residents as required; any additional information to be included in that mailing needs to be at Sterling's office by end of the month.
- Discussion of pending violations
- Old Business
 - Tree in common area downed by hurricane has been taken care of.
 - Paving estimates being collected.
- New Business
 - Gate box tampered with, Sterling will have their gate company fix the Fire key and check the Fire Dept. key access.
 - Tree at entry is dying, arborist gives it about 1 – 1.5 years
 - Landscaping (overgrown brush) around ponds needs to be cleaned up. The

landscaping company agreed to start “pushing back” the overgrown areas on a continued basis.

- D’Souza requested wrought iron fence. ARC refused and requested they resubmit with different plan. The Board requested the ARC to work with the D’Souza’s to try to come to a compromise for their fencing request.
 - Danielle Fence has agreed to correct the Durfee fence at no cost to the Durfee’s or the HOA. The fence was installed incorrectly and at the wrong height. Along the area directly abutting the metal fence next to the Moss Creek Marquis sign on the south side of the entry area.
 - The ARC violation process was not being followed correctly according to the Covenants/By-Laws. The ARC should submit it’s requests of violations to the Board and the Board should determine the proper violation process. Previously, the ARC was directly submitting violations to the Management Representative and violation letters were being sent out without Board acknowledgement. The Management Representative agreed that the correct process would be followed hence forth.
 - Mr. DeRosa inquired about installation of speed bumps to control the speeding in the neighborhood. The Board unanimously agreed that the cost and placement of the speed bumps would have to be very well defined and then such a measure would have to be agreed to by a 2/3rds vote of the homeowners to be enforced. If Mr. DeRosa or another member of the community would like to champion this effort and try to garner the support of the 2/3rds vote then the issue will be carried forward.
 - Front entry mulch and sod completed; cost to do north & south side of entry was cost prohibitive at time of inquiry, so item has been set aside.
 - The Johnston’s did not submit proper ARC request prior to painting home, ARC notified him to wait before continuing but he completed it anyway. The HOA is contemplating measures to put in place if other residents cannot abide by the predefined agreements in the Covenants and By-Laws.
 - Mr. Adams has relinquished his duties with the MCHOA Website. Mr. Dibble has taken over duties once again of maintaining and updating the MCHOA website. The website has been updated with a new look and much more content in the regular area as well as the Owner area. The Owner area now includes a scanned copy of all HOA documents, Covenants, By-Laws, and Articles of Incorporation.
- Meeting adjourned