

Moss Creek HOA Board Meeting – June, 2005

Board Members in Attendance:

Butch Dibble
Barry Gerth
Chip Wood
Mark Cook
Chrisje Cameron

Guests

Gail Knight – Sterling

Meeting opened at 6:35pm

Old Business.

Minutes from April Meeting

- Ammended and approved

Paving estimates

- Estimates reviewed and Board unanimously agreed to proceed with paving.
- We will be using 'Parking Area Maintenance' to complete the project during this summer.
- It was agreed that we will need to leave the gates open during the 3-5 days of repaving.

Oak Tree Replacement

- Management company still communicating with two noncompliant issues to resolve. The homeowners will receive additional letter asking for resolution in 30 days.

Violations Update

- Another letter to be sent to 11122 Bridge Creek address explaining the need for regular lawn maintenance and upkeep.

ARC Requests/Update

Front Fence Update from Butch

- Front fence work has been completed

Permanent vs. Nonpermanent structures

- Need to get final amendment from ARC on permanent vs nonpermanent structure to be reviewed before next meeting

New Business

Review of Violation and Communication Policy

- The Board reviewed the association policy to ensure all homeowners were receiving the same consideration for all violations. Initial and secondary letters will still be sent to those with violations but the board also reserves the right to handle all violations as they see fit based on the severity and timing of said violations. It was agreed that any violations going unresolved and needing to be handled by the management attorney will continue to be subject to the \$150.00 legal fee to generate the letter of notification.
- It was unanimously decided that the residents who did not follow proper procedure and that requested to be refunded the \$150.00 legal fees was rejected.

Front Entry

- Estimates were reviewed but the decision was made to look into hydroseeding the front

area as cheaper alternative. Barry will collect the data and report at next meeting.

- Proposals for installation of street signs to eliminate the turnarounds that are killing the grass were reviewed. Gail gave additional contacts for competitive pricing. Will be revisited at next meeting to be completed by the end of summer.

Lawn Maintenance contract

- Discussion took place on the quality of service we are receiving from Lewis Landscape. They are not cutting the common areas as often as they should.
- Gail will contact to rectify and we will monitor for possible replacement starting in 2006.

Newsletter

- Board will begin to produce a newsletter that will go out every couple of months. The first to be completed and mailed by June 24, 2005.

President's Report

- Nothing to report.

Financial Report

- Account status reviewed by Sterling Mgmt

Meeting Closed at 7:30 pm