

BOARD MEETING

Board Members in Attendance:

Barry Gerth – President
Lyle Allen – Vice-President
Tyron Johnson – Treasurer
Debbie Carter – Secretary
Myron Peoples – Director

Doug Pinner and Kendra Gustafson from McNeil Management were also in attendance. Doug announced that Kendra will be representing McNeil at our HOA board meetings in 2011. Welcome Kendra.

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

Verify Quorum: a quorum was achieved.

Verify Timely Notice: Manager displayed affidavit of mailing as proof of proper meeting notice dated September 30, 2010 distributed at least 15 days in advance. Affidavit filed for audit. Meeting Notice sign also posted inside community at front gate entrance at least 48 hours prior to meeting.

Reading of Minutes: Barry made motion to waive reading of minutes from last Board meeting on July 20, 2010 and last annual meeting in November 10, 2009. Motion was seconded and carried unanimously to waive reading of prior Board and annual meetings' minutes and approved as presented.

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

Delinquent Accounts: Doug Pinner from McNeil reviewed the delinquent accounts with the Board; specifically 2 residences; 1 in foreclosure proceedings and 1 in short sale. Bank has purchased residence in foreclosure so Moss Creek HOA should be reimbursed for outstanding past dues in near future.

Violations Reports: Doug Pinner from McNeil reviewed the violations reports with the Board – no crucial violations noted, no legal action needed at this time.

Committee Updates: Dave Richardson and Mr. Huertas from Architectural Review Committee did not attend meeting so there was no ARC update – Kendra from McNeil stated they have no pending architectural requests at this time. Board expressed concern regarding status of paver standards whether or not ARC has made determination of what

is acceptable and what is not. McNeil will check with ARC to find out status of paver standards.

Parking Guidelines: Board had discussion regarding complaint made to McNeil about parking issue in community – numerous cars visiting one residence. It was determined that no violation was occurring and residents and guests in question are within parking guidelines however there is a concern as to how guests are entering through gate – specifically is code being given out? Discussion about gate codes – possibly change every six (6) months and use one universal code for all – would probably not be acceptable to all residents to make change from present individual code for each residence. Barry said he will address this code issue in upcoming newsletter he will be sending out to residents. Ty had estimates for replacing motherboard for gate access control – around \$500. Board decided to table gate access issue until meeting in 2011.

Kendra from McNeil will respond to complaint lodged regarding parking issue with Board's determination that no violation has occurred.

2010 Budget/Assessment: Doug presented 2011 budget to Board. Discussion regarding 2011 budget – Barry brought up community landscaping issue – Prodigy appears to be doing better job since Barry has been calling and staying on top of them. Board agreed to keep Prodigy on board for now and in doing so will save and put \$3000 back to reserves that McNeil had included in 2011 budget for landscaping expense in anticipating change. Board decided that HOA dues should remain same amount with no increase in assessments for 2011. Debbie made motion to hold assessment and accept 2011 budget as printed and Lyle seconded. Board unanimously voted to not increase HOA dues in 2011. Dues will hold at \$262.00 per unit per quarter.

A big thanks to the staff at McNeil Management for another year of a job well done in managing our Moss Creek community. We appreciate all of your hard work.

All items on Board Meeting Agenda covered and nothing left open for discussion. Barry made motion to adjourn, Debbie seconded - meeting adjourned at 7:30pm.