

BOARD MEETING

Board Members in Attendance:

Lyle Allen - President

Barry Gerth – Vice-President

Debbie Carter – Secretary

Ty Johnson – Treasurer

Kendra Gustafson from McNeil Management was also in attendance with Gigi Holmes taking over for Kendra who is leaving McNeil. Also in attendance were residents, Eric Anderson and Chrisje Mays. Myron Peoples was not in attendance.

Call to Order: Meeting was called to order at 6:35 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: Lyle made motion to waive reading of minutes from last Board meeting on July 12, 2011. Motion was seconded by Debbie and carried unanimously to waive reading of prior Board meeting's minutes and approved as presented.

Financial Reports: Monthly Financial reports were presented by Kendra Gustafson from McNeil and discussed. Reports filed for audit. No report from Treasurer, Tyrone Johnson.

Delinquent Accounts: Kendra from McNeil reviewed the delinquent accounts with the Board; for the most part everyone is current.

Notices Accounts: Kendra from McNeil reviewed the notices accounts with the Board; Notices minimal, mostly trash/debris, mailbox cleanup, etc.

Violations Reports: Kendra from McNeil reviewed the violations reports with the Board. There was discussion in reference to a few lawns that still remain unattended to – some improvement is noted. However one lawn in particular has been an ongoing violation for quite some time. Attorney has proceeded with legal action.

ARC Updates: There are no pending ARC requests at this time.

Unfinished Business:

- None.

New Business:

- Community Gates: phone entry unit replacement – Board reviewed proposal from American Access for new gate entry - \$3,270.79. Ty brought up issue of getting surge protector included. Board decided new unit needs to be installed – discussion about using funds from reserves or operating expenses – Lyle made motion to take funds from reserves – Debbie seconded. McNeil will contact American Access to get process going.
- Landscaping – New vendor – Sharpescapes have been out twice – doing a great job – new contract with Sharpescapes was signed – they are scheduled to come on Thursdays each week but in November will go to twice a month.
- Community Garage Sale – Board decided to couch until January 2012 – will come up with date some time in Spring.
- 2012 Budget/Assessment – Board discussion and voting – option 1 – no go since we have hired new landscape company; option 2 raise assessment from \$262 to \$277 per unit per quarter (\$15/quarter) for calendar year 2012 – Board will revisit Reserve Study done regarding perimeter fence issue; Lyle made motion for assessment increase, Ty seconded and carried unanimously.

Adjournment – all items on Board meeting agenda covered and nothing left for discussion. Barry made motion to adjourn and Debbie seconded. Meeting adjourned at 7:15PM. The next Board meeting in 2012 to be determined at a later date.

A huge thanks to Kendra who has been so helpful in working with the Board this past year. We really appreciate everything she has done for our Moss Creek Community. The best of luck to her in her new endeavor. Welcome to Gigi – we look forward to working with her.

Adjournment:

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

Debbie Carter