

Meeting notes – HOA Annual Meeting, Jan. 12, 2019

Meeting called to order by president, Julia Book, at 2:05pm. Attendance at the meeting was 12 households with 5 proxies provided by other householders equaling 17 voting members represented. A roll call was done around the room to get to know everyone better. Board members in attendance were Julia Book, Gracemarie Warren, Scott Hughes and Verdine Spicer.

Christine Wells volunteered to take minutes at this meeting in lieu of secretary, Ruth O'Donnell, who was out of town.

Minutes of 2018 Ann. Meeting

Julia went over the agenda then asked for any changes or additions to the minutes from the annual meeting held in 2018. Hearing none, Barbara Heller made a motion to accept the minutes as written; Mark Suben seconded. Unanimously voted to accept.

Committees

Gracemarie Warren asked to discuss committees and who leads them. She started with the Social Committee which she is developing, listing the progressive dinner as the main event. She asked for volunteers for the social committee and suggested that maybe other social groups in the neighborhood be included when welcoming new homeowners. The common areas committee (Nancy Detweiler) and ARC committee (Verdine Spicer) chairs were mentioned and participation in all the committees was encouraged by board members.

Election of 4 board members

A motion by Linda Hughes seconded by Mark Suben asked that the slate of board members proposed – Scott Hughes, Jean Keen, Alan Steinberg and Gracemarie Warren would be accepted by affirmation there being no additional candidates suggested at the meeting. Passed unanimously.

Review of Budget Expense 2018 and Proposed Budget 2019

Scott Hughes, treasurer, reviewed 2018 expenses including significant expenditure to have the storm sewer inspected (a requirement by the county every 3 years). The inspection passed but Scott reminded the members we need reserves in our budget for unexpected physical damage to our common areas as the development ages. Professional fees cost of \$250 was expended to file corporate income taxes as required. Scott will be billing the membership dues later this month. The 2019 budget has similar expenses proposed (less the inspection cost). Jean Keen motioned to accept the 2019 budget; Christine Wells seconded. Unanimously accepted.

Committee Reports

ARC - Verdine Spicer reported 4 applications to the committee this year all of which were approved after some revisions.

Common Areas – Nancy submitted an expense report for 2018 totaling \$2,404 out of her budget of \$3000 and proposed expenses of \$2820 for 2019. Gracemarie responded to question about water usage cost by saying their household water bill wasn't significantly impacted by the

committee's use to water the new trees at the entrance so the Warrens won't be seeking reimbursement. All thanked them for that.

New Business

A Neighborhood Watch explanation by a Weaverville Police officer was scheduled, but the officer was not in attendance. Gracemarie has been the lead on this option and made note of several questions members had regarding the system which she will talk to the officer about and report back. The general consensus was that a Neighborhood Watch sign would be a good thing and that we are already looking out for each other.

There was discussion about possible use of solar panels on roofs as several people have been approached by a company dealing with this option and may be considering using them. The ARC said they did not find definitive guidelines to make decisions on applications for solar panels. Discussion in the group evolved into a motion by Barbara Heller seconded by Randine Nadeau tasking the board and ARC committee to research the issue and provide an amendment to the covenants similar to the process undergone for fences that would be voted on by the whole membership.

Julia asked for a motion to adjourn the meeting. Linda Hughes moved and Jean Keen seconded. Meeting adjourned at 3pm.