

POA July 18, 2016 Minutes

Board in attendance: Ann Blakely, Christine Hilliard, Leo Morin, Steve Palangi, Jeff Stallings

Board not in attendance: Jonathan Bolding, Martin Bryant, Lib Kelly,

Public in attendance: Minnie Doherty, Wanda Morin,

Christine opened the meeting. An arrest has been made in regard to mail box theft and vehicle break-ins. It is reiterated to notify the sheriffs office if anything unusual is noticed. Theresa Thompson has suggested a Community Watch. Christine has information on what is involved.

Leo read the May 2016 Meeting minutes. Steve made a motion to accept the minutes with Christine seconding. Unanimous vote.

Financial: Lib is not in attendance but she sent in financial information. For the period ending June 30, 2016:

Balance on hand:	\$26,355.68
Total deposits:	\$16,845.17
Total checks:	\$812.87
Balance checking:	\$42,377.98
Savings:	\$12,782.20
Total cash:	\$55,160.18

Liens were placed against 4 property owners for failure to pay their 2016 dues – 7401 Chickadee Court, 5904 Thrush Circle, a vacant property on Partridge Circle and 5822 Bluejay Drive. One lien was paid off – 5904 Thrush Circle. Siler lien costs (8 lots on Lark Lane) which are considerable were discussed based on a call from a Real Estate professional in Raleigh inquiring as to the total amount of the liens and if the Board would be open to negotiate. The Board is willing to work with the Siler estate to to get the liens cleared.

Roads: Discussion regarding mowing of Lark Lane to be done twice a year. A good schedule would be the beginning of June and beginning of October. As Martin is not in attendance, Christine will send an email instructing him to contact Gaither to mow as he has done a good job for us in the past.

Architecture: Approval for a pergola with paving block flooring for 7618 Divot. Complying fence approval for 5017 Pheasant Circle. Christine will contact the Neal's regarding that they paint the shed that was installed months ago which has not been painted per the approved application. Jeff will talk to owner, Mr. Eakes regarding upkeep of property. There is an issue with a vacant lot on Kingfisher with drainage

issues. Steve will send information to Martin to notify the State DOT. Discussion regarding leaning tree on Lark Lane. As the Board cannot verify property owner due to lack of property stakes, our only option at this point is to send letters to adjoining property owners regarding responsibility for tree maintenance. This is not a POA responsibility but a property owner responsibility. If the tree falls, the POA would have to recoup expense from property owner/s.

Leo: Simpson & Simpson has cleaned up properties after notification. Our information is that the rooster and chickens have been removed from Pheasant Circle. Welcome letters were sent to new owners at 7621 Partridge Circle and 7231 Kingfisher Road.

~~Social: We missed the NNO application and were not picked as a site. The first 15 are picked. In order to have some social activity a motion was made for a QR Night Out for an Ice Cream Social with not more than \$150.00 to be spent. Leo made a motion to accept, Jeff second with vote unanimous. Christine will ask Martin to coordinate with pool for Tuesday, August 2 at 7:30PM. The sundaes will be served at the pavilion. Christine will make arrangements for ice cream from Yarboroughs, sprinkles and sauce.~~

As of 7/23 Christine was notified that one of the NNO locations had dropped out and that Quail Ridge could again host the event. The paragraph above is what we discussed at the meeting thinking we could not be a NNO location. Now that we can be – we will and the Ice Cream social has been canceled. Currently a sign is posted near the pavilion and invites will be posted on mailboxes as in years past.

The next meeting will be on Monday, September 19th at 7:00PM.

As there was no further business, Ann made a motion to close the meeting, seconded by Steve.

Leo Morin, secretary.