

## POA March 19, 2018 Minutes

Board in attendance: Martin Bryant, Diane Dowd, Jonathan Hilliard, Leo Morin, Lib Kelly Smith, Mike Sublett

Board missing: Kevin Flannery, John T. Kelly, Melissa Stouffer

Public in attendance: Wanda Morin

Jonathan opened the meeting at 7:04PM.

Leo read the Annual Meeting Minutes, Lib made a motion to accept, Martin second, vote unanimous. Leo then read January minutes with Lib making a motion to accept, Martin second and vote unanimous.

Financial: Lib presented a copy of the Treasurer report. Martin made a motion to approve, Mike second with vote unanimous.

Balance on hand 01/01/18	\$2,365.30
Total Deposits	\$3,925.00
Total Checks	\$2,494.89
Balance in checking	\$3,795.41
Savings in CD	\$12,785.75

Roads: Martin gave a review and update of Lark Lane. We are in the process of getting state takeover of the road but it is a slow process, hopefully in 2018. He also notified DOT regarding issues on Warbler Road and Divot. DOT has been working on these issues.

Architectural: Approval for new driveway and shed on 5830 Quail Ridge. Approval of shed on 7205 Kingfisher. A fence request is being processed from 7907 Bobwhite. A picture of said fencing was missing from application. Two additional members have been approved for the Architectural Committee: Herb Seal and Wanda Morin. Leo made a motion, second Martin, unanimous.

Social: Diane is making new baskets as coupons in the previously made baskets had expired. The golf course will provide updated course information. National Night Out is locked in with the sheriff's department. The date is August 7. As previously stated, we need a committee to do this function.

Dues: Leo stated that as of today (3/19) 66% of property owners have paid their dues. A second dues letter was sent to the 87 property owners who had not yet made payment as of 3/12.

Leo made note of 3 outstanding covenant violations at this time: 5721 Quail Ridge, 5725 Quail Ridge and 5727 Quail Ridge. Discussion was made regarding these ongoing transgressions. Discussion was also made regarding the cost of storing RVs, boats, etc. Jonathan made a motion to assess a penalty of twice the storage cost with noncompliance resulting in a 50% increase monthly to encourage compliance. Jonathan will send a letter to 5727 Quail Ridge as 2 previous letters have already been sent by Leo. Leo will call the other 2 owners as they have only received 1 letter. Martin will call homeowner at 5727 to see if any progress has been made regarding this issue. It is unfortunate that these owners are all located in the same area in our community. There has been a lot of feedback regarding this both in the clubhouse and via email to the board.

New business: Lib noted the golf course entry will be redone with the new name of Sand Hills Golf Club at Quail Ridge. Flowers at our entry sign will be on hold until the golf course signage has been updated so that the main entry to our community will be coordinated. It is again noted that most property owners are not members of the golf course. The Grill Room has been holding Sunday dinners. A reminder that only licensed drivers are allowed to drive golf carts. Due to insurance concerns, no driving across the golf course is allowed unless you are a member of the golf course or have specific permission from the owners.

As there was no further business, Lib made a motion to close the meeting at 8:24PM, seconded by Diane, unanimous.

The next meeting will be on May 21<sup>st</sup> at 7:00PM.

Leo Morin, secretary.