

POA May 15, 2017 Minutes

Board in attendance: Ann Blakely, Martin Bryant, Diane Dowd, Kevin Flannery, John T. Kelly, Leo Morin, Steve Palangi, Lib Kelly Smith, Mike Sublett

Board missing: Melissa Stouffer

Public in attendance: Wanda Morin, Taylor Williams who made appeared before the board to answer any questions about the upkeep of his 5709 Quail Ridge property. The issue presented at the previous board meeting now seems to be from an unimproved lot next door. There are no requirements to maintain an undeveloped lot in our covenants.

Kevin then opened the meeting at 7:10PM.

Leo read the March Meeting Minutes, Steve made a motion to accept, Martin second, vote unanimous.

Leo updated board regarding the request by the golf course for email addresses; there were only 12 positive responses. The golf course looks at this as a safety issue with regard to abutting property owners. The issue of when the golf course closes in early July was brought up as the chemicals are dangerous to the public and household animals such as dogs and cats and no admittance to any part of the course is allowed. The POA and golf course will jointly send a letter to homeowners apprising them of this issue. Kevin will work with Mike Hendley to get the letter to Leo ASAP as we are now on a deadline to get the information out to property owners.

The Heimbecker property has another breach to the dam. All board members signed a letter to be sent to Dr. Heimbecker requesting professional repairs be made.

Financial: Lib presented a copy of financial information.

Balance on hand:	\$46,775.95
Total deposits:	\$ 9,723.05
Total checks:	\$ 155.00
Checking balance:	\$56,344.00
Savings:	\$12,782.20
Total cash:	\$69,126.20

The golf course will not charge for use of the clubhouse for meetings and also no charge to mow around the Entry Sign, Mark Kelly has fixed the lights at the sign. Ann made a motion to approve, Mike second with vote unanimous.

Roads: Martin passed out a copy of a letter from the NC DOT. There are basically the same 6 items we need to address to move forward with state takeover of the road. Leo will send a letter regarding brick mailbox to be removed. Leo brought up issue of Comfort First fronting 25% of Lark Lane as something the members of the board need to think about regarding costs for paving. This will be addressed formally at a later meeting as Kevin and Martin had family obligations requiring them to leave early.

A letter was received from a homeowner the on gravel portion of Mockingbird Lane regarding pot holes and asking about the possibility of paving. Martin made a proposal for gravel and grading, Lib second, vote unanimous. Martin will make arrangements to have gravel added with grading done. The state will not take over that portion of the road because only 2 homes are on that section and it was added after the rest of the road was done.

Architecture: Steve received an email from Simpson & Simpson regarding a temporary carport. The board was unanimous in opposition.

Social: Diane Dowd has joined the committee. Leo will get a copy of an alphabetical list of property owners to be used by her committee. It was agreed that the Social Committee will forward new owner information to Leo and he will forward new owner information he gets. NNO is on the agenda for early August.

Dues: Leo stated we have a 96% return at present. about normal for the past few years. Liens will be placed the end of May on property owners with unpaid dues. Leo has been working with the Siler estate to try and clear out outstanding liens.

As there was no further business, Lib made a motion to close the meeting at 8:30PM, seconded by Mike, unanimous.

The next meeting will be on July 17th at 7:00PM.

Leo Morin, secretary.