

Annual Homeowner meeting on November 11, 2015

- The meeting was called to order at 7:04 by Sandra Bishop, President
- Reading of review of the year/annual report
- 23 homes were represented with 4 proxy votes so a quorum was met for official business to be done
- Motion to approve the minutes and they were approved with a second/no nay votes
- The treasurer's report was read by Sandra, the president, because the Treasurer was absent. It was accepted.
- New Budget discussion: this budget was discussed for the upcoming year end with a projected surplus
 - Question: (Jim Hopkins) why is the budget for lawn maintenance to be increased/shouldn't it be a capital improvement? No because it will not be permanent improvement
 - Question: (David Rogers) what do we need to do about the lighting in the islands since it is so inefficient? Cost is very minimal with led's(Nathan Vance) /having someone take a look to fix the lighting
 - Question: (Marty Brown) request for light at the cul de sac at Pebble Creek Court/light taken out by Duke Power when house was built (George Champlin)

Motion to accept the budget/accepted

- Old business
 - **Mailboxes:** Latches rule presented as given to the board from Mr. Howard, lawyer, which gave advisement that we will not be able to bring all homeowners into compliance; homeowners urged to be in compliance if replacing existing mailbox
 - **Paving:** talked with County about curbing being replaced/County Councilman called finally and curbing will be replaced on November 11, 2015/question: (George Champlin) which curbs will be done? Discussion/Sandra was commended for being our advocate with the County (Leigh Strinsky)
 - **Audit:** books are in excellent order/\$200 paid/ one month and 4 page report/finances are up to date
 - **By law and covenant review committee put in place**
- New business
 - **Covenant review report:** Mitch Polin, Dennis Elmore, Sheryll Norell, Kathrin Pringle
 1. Fabricated bldgs./appurtences: read by Sandra
Rogers/Davis: motion/2nd/
Call for discussion: Vance: solar panels/satellites might come about and may be allowed by board approval/Hands-Renwick: what are the board's guidelines for approval? County ordinances: Dennis Elmore addressed concerns about who will be making those choices/discussions by Champlin/Mitch Polin addressed that it was not the job of the covenant review to deal with the architecture committee guidelines/Jim Hopkins: necessary to have a form of standards for the architectural committee/Smith: sheds, do guidelines still exist for those? It was agreed also that standards need to be on file
MOTION APPROVED
 2. Security lights: **Discussion:** Chris Bryant questioned about conforming with existing lights/not just to Duke Power standards /first sentence "shall be with written consent": MOTION APPROVED
 3. Swimming pools: question/discussion: what is sightly? Should be taken out change made and motion/made: MOTION APPROVED
 4. Fences/walls: motion (Champlin)/2nd(Ivey) discussion: guidelines are not the discussion but to clarify the specific limits; question: Bryant asking about allowances for protection for air

- units/should be able to put a barrier around the unit? Make this a separate issue: Motion TO ACCEPT AS WRITTEN: MOTION APPROVED
5. Basketball goals: Hopkins/Champlin approve as written; questions, Bryant question about acceptable range of 70 db for noise; board/committee approves where goal goes make a proposal to get rid of the noise level of 70 db/proposal for time limit (Rogers)remove the last sentence MOTION APPROVED
 6. Maintenance of houses/lots: Bryant/champlin (motion/2nd) Motion to accept as written: MOTION APPROVED
 7. Burning: motion/2nd (Bryant/rogers) allowance of “recreational fire pit” call for permission to burn/change do not need “written” permission and all constructed permanent fire pits need board approval MOTION APPROVED
 8. Vehicle parking on lot: put back in the wording: may not be parked on unpaved portion of a lot at any time/allows a person who drives a company car to park in your driveway/could board approval be given to those who have commercial vehicles? /Should we put restrictions on number? Poll by Vance about allowing at least one commercial vehicle which all members voted and only one did not want to allow any commercial vehicles/ vote to allow no more than 2 commercial vehicles MOTION APPROVED WITH TWO OPPOSING
 9. Vehicles using the streets: motion/2nd (Hopkins/Davis) what is the difference between homeowners/tenants allow to change to “full time resident” REMIND RESIDENCE ABOUT THE OPERATION OF GOLF CARTS; MOTION: APPROVED
 10. Solar Panels: motion/2nd (Hopkins/Davis) motion to be approved as written MOTION APPROVED
 11. Signs: motion/2nd (Bryant/Hands-Renwick) question as to what is a sign and what is allowed; improvement (Robbins) to allow for democratic process/request to add a timeline for signage/motion to accept as written MOTION APPROVED WITH ONE OPPOSING
 12. Large trees: motion/2nd (Hopkins/Champlin) anywhere on the property is to be considered; reasoning questioned as to why only included sweet gum/pine could we review to included river birch (motion and 2nd to add river birch) MOTION APPROVED WITH AMENDMENT

Election of officers: motion and seconded

Motion to adjourn and seconded at 9:15

Wise's have volunteered for Welcome Committee