

EHHOA Board Meeting Minutes

March 4, 2018

Members Present:

Jacques L'Heureux, President
John Murie, Treasurer
Nicole Baucom, Chair - Architectural Review Committee

EHHOA Members Observing:

None

The meeting was held at the Yancey Fire Department hall and called to order by Jacques L'Heureux at 6:32 pm.

A copy of the proposed meeting agenda was passed out by Jacques. The minutes from the December 3rd BOD Meeting were reviewed. A recommendation was made by Jacques to accept the minutes as written, Nicole pointed out that John Murie's name was misspelled. John recommended approval of the minutes.

Architectural Review Committee Report:

Nicole reported on the three recently submitted Architectural Review Committee Request Forms plus one older request.

- One was for a covered deck
- One was for a replacement roof
- One was for construction of a detached garage
- One was for solar panels

All except for the detached garage request are being approved and sent back to the homeowners.

Treasurer's report:

John reviewed the most recent financial statement and reported that the bank account balance was \$33,907 as of 12/31/17.

The quote from Poppy's Landscaping Company to provide landscaping services during the forthcoming year was reviewed and discussed. The quoted price is \$4,000. Jacques recommended approval, John seconded. The price to trim hedges and perform weed control in and around the entrance sign was not approved at this time since the price appeared to be too high for the level of effort that this task would entail. John said that he would call Poppy's to have a few edits made on the quote prior to signing approval.

There was discussion about the proposed increase in homeowner fees increasing from \$55.00 to \$65.00 in July 2018. Jacques has an action item to contact Terry Weaver to make sure that APMS implements this change.

There was discussion about the ongoing initiative to have the by-laws re-written. APMS has quoted a price of \$1,000 to update the EHHOA By-Laws. All three board members agreed to move forward in

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tasking APMS to do this. John's action item is to notify Terry Weaver that we would like to proceed to have APMS update the by-laws and to have them ready for review prior to the next BOD meeting in June. Once they have been finalized than the homeowners will have an opportunity to vote at the September annual meeting.

Homes for Sale

There are two homes under contract plus two additional homes listed for sale in the neighborhood. Delivery of welcome packages to new homeowners was discussed. Volunteers to deliver the welcome packets are needed. Jacques mentioned that his wife, Jody, is willing to do this provided that she has a list of materials that are included in the packet.

Note: Subsequent to the meeting Stark Smith mentioned that his wife, Jean Smith, said that she would participate in welcoming new owners to the neighborhood.

Tasking for APMS

- a. Update the by-laws
- b. Schedule the semi-annual neighborhood drive around for April. Nicole said that she would contact APMS to schedule this. She did the drive around in November.
- c. Jacques will e-mail Terry Weaver to make sure that they increase the homeowner's fee to \$65.00 starting in July.

Filling the Secretary Position

Jacques reported that Frank Battaglia at 393 Wyndham Hills Drive has volunteered to serve as the Secretary.

Nicole reported that one of the ARC committee positions has become vacant since the September HOA Meeting. Jacques recommended announcing this vacancy in the Spring Newsletter to ask for volunteers.

Neighborhood Security

There have been no recent reports of vandalism and thefts from unlocked cars; however there appears to be an increased incidence throughout the county of vandalism. In light of there being past issues in the neighborhood with vandalism, Jacques suggested including a few sentences in the Spring Newsletter about neighborhood security.

New Business

(items not listed in the agenda sent out to Board members one week prior to the meeting):

- A. An e-mail request from Jack Cameron to the BOD to move the weather station onto the HOA Webpage was discussed. In the request Jack reported that there is no cost associated with HOA Webpage hosting the weather station. This request was approved by the Board.

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- B. Nicole requested permission to purchase a file organizer for purposes of keeping ARC request forms and correspondence. John said that he would purchase this for her.
- C. Jacques provided an update on the entrance sign lighting. As of 3/3 only one of the signs was completely illuminated. The north sign is fully illuminated; however the light for the sign on the south side is partially illuminated. Jacques has done some troubleshooting of the situation and reported that there appears to be a partial voltage loss on the wires that run under the road from the electric meter on the north side to the lights on the south side. This problem appears to have occurred following the recent heavy rainfall. Prior to hiring an Electrician, Jacques agreed to do some more troubleshooting.
- D. Jacques passed out a copy of a few items from the web page that require update. He volunteered to contact Jack (the Webmaster) to make some changes to a few of the webpage files.

Executive Session: not required at this meeting.

Jacques moved that we adjourn, Nicole seconded the motion. Meeting was adjourned at 7:20.

The next BOD meeting is scheduled for: Sunday June 3rd at 6:30 pm.

Submitted by:
Jacques L'Heureux, President
3/7/18

Updates:
3/14/18 – received for posting on the website as unapproved