

WILLIAMSBURG PLANTATION HOMEOWNER'S ASSOCIATION
MEETING MINUTES

April 13, 2017

- I. Call to Order: 6:30 pm at the Williamsburg Plantation HOA Pavillion
- II. Roll Call:
 - A. Board Members: Emery Shaw, Kristen Fowler, Lonny Sleeper, Gary Grimes, Amy Moore
- III. Scheduled Homeowner Meeting 6:40 pm. Homeowners would like to disconnect their fence from their neighbor and move it inward on their property to repair and reduce damages caused by animals on either side. Homeowner was directed to submit an ACR request with the proposed changes for approval.
- IV. Approval of February Minutes: All approve.
- V. Treasurers Report:
 - A. As of March 31, 2017, Checking Account: \$165,286.57. Reserve Balance: \$79,249.06.
 - B. Delinquency status report
- VI. Stormwater Pond Report:
 - A. E-mail from Ashley Melton stated the road that leads to the pond in the woods off Williamsburg Parkway is bad and makes it hard to get to the pond. The Board will direct StormWater Solutions and Lawn Rangers to communicate directly the needed repairs.
 - B. The Board received a letter from the Department of Transportation stating the Williamsburg Plantation ponds will not be significantly impacted by the proposed work to Western Blvd.
 - C. The permit for the Regency Park II storm water pond will expire in August. The Board will contact StormWater Solutions to pursue the renewal of the permit.
- VII. Old Business
 - A. Late Fees:
 1. Account 1: Homeowners are paid in full through 2017, excluding late fees from 2013 and 2014. Homeowners state they were informed their mortgage lender would pay the fees and they never received a notice of assessment for 2013 or 2014. Requesting all late fees be dropped. Board voted to charge a \$20 processing fee and will waive the remainder of the late fees.
 2. Account 2: Homeowners did not pay 2016 assessment due to oversight. They have been on-time and paid in full since 1998. Homeowners have since paid 2016 and 2017 assessments in full – however, are requesting 2016 late fees be waived. Board voted and approved the waiver.
- VIII. New Business
 - A. ACR requests:
 1. St. James Park – Wants to install a fence in back yard; but, request a waiver that the fence be allowed to extend 15 feet in front of rear property line to accommodate future shed build. The Board cannot approve the 15' waiver due to the covenant restrictions for St. James Park.

2. Kensington Park – Storage Shed. Motion for approval based on available BUA – motion approved.
- B. Pavilion Rentals
1. Annual Easter Egg Hunt – approved
 2. Soccer Camp put on by Ascension Church. - approved
 3. The Board again discussed that Pavilion rental requests by homeowners do not need to be approved by the Board provided the rental agreement is completed, the deposit is paid and any insurance documents are provided (if necessary).
- C. Homeowner Concerns
1. Homeowner wrote the Board regarding the mowing responsibility on the Weatherford Bridge. The Board will request the correspondence between the city and the reporting homeowner for the Boards records. Once received, the Board will send a letter to all responsible parties.
 2. Homeowner requested information on the allowance of home based businesses/group homes and the guidelines they must follow. The Board will request the park in question to reference exact covenant details.
 3. Mowing at the corner of Albany and Fairmont. The issue has been resolved.
 4. Motorhome on Lincolnton. This matter was addressed by the previous Board.
- D. Violations
1. AGR Monthly Compliance Review (February/March)
- IX. Other Business
- A. Question for Lawyer regarding covenant clarification on assessments – the Board will formulate a formal and direct question for the lawyer to research.
- B. Dropbox: Board voted and approved a two-year contract with DropBox to store all WPHOA related documentation and files.
- C. Kitchen Locks: The Board motioned and approved to change the locks on the kitchen door for added security.
- D. Spring Newsletter. Final draft is under review.
- E. Next Meeting:
1. Contract review
 2. Tuesday, May 9, 2017 at the Williamsburg Plantation Pavilion at 6:30 pm
- F. Board Vacancies:
1. There are two vacancies. Notice will be placed in the newsletter and on the website.
- X. Adjournment: 7:55 pm