

WILLIAMSBURG PLANTATION HOMEOWNER'S ASSOCIATION
MEETING MINUTES
August 27, 2017

- I. Call to Order: 8:35 am
- II. Roll Call:
 - A. Board Members: Emery Shaw, Kristen Fowler, Lonny Sleeper, Gary Grimes, Amy Moore
- III. Treasurers Report:
 - A. No treasurer's report as it was too early for the August balance.
 - B. Liens List: There are 8 homes on the list; four of these will expire in October, one of which is in foreclosure.
 - 1. One home paid in full
 - 2. One home in bankruptcy
 - 3. A review will be conducted for the September meeting to determine additional homes to be added to the list
- IV. Storm Water Pond Report –
 - A. The Regency Park II Stormwater Permit Renewal was approved and went into effect August 26, 2017. It will remain effective until August 26, 2025.
 - B. Stormwater committee will review which pond needs to be repaired and begin the process.
 - C. The fence at the Regency pond needs repair. AGR will be contacted for the repair.
- V. Old Business
 - A. Cameras at the Pavilion
 - 1. One company will be meeting with a Board member this week to discuss options for pavilion security monitoring
- VI. New Business
 - A. ACRs
 - 1. Huntington Park A: 16'X32' In-ground Pool with 4' concrete surrounding. Also would like to add a 16'X16' addition to existing deck. All documentation provided. Approved.
 - 2. St. James Park: 6' Stockade fence. All documentation provided. Approved.
 - 3. Huntington Park B – 6' Privacy fence. Resubmitted completed paperwork as requested. Approved.
 - B. Homeowner Concerns
 - 1. Weatherford Drive: Issues with dogs, trash in the yard, parking in cul-de-sac, basketball hoop and children are playing outside well into the night, dumping at the end of the cul-de-sac, parking vehicle on the grass. AGR notified the reporter that the dog issue will need to be reported to Animal Control. Jacksonville Police Department will be forwarded videos submitted to the Board of the homeowner dumping at the end of Weatherford. Board will send a friendly reminder of their responsibilities under the Kensington Park Restrictive Covenants.

ADDENDUM: JPD stated that it is the victim's responsibility to contact the police department to report illegal activity. The area of concern is not an HOA common area and thus, the Board cannot file a police report. The officer reviewed the videos but did not find substantial evidence

of the offender illegally dumping. If seen again, surrounding homeowners should contact the Jacksonville Police department immediately to report.

2. McKinnon Place – Dog defecating on lawn and owner not cleaning up. Issue has been resolved.
3. Multiple violation reports:
 - Three above ground pools in St. James and one in Huntington Park. Letters will be sent to the homeowners for removal due to covenant restrictions.
 - Two homes in St. James with boats/trailers. A letter will be sent for the homeowners to make reasonable attempts to place the boat/trailer unseen from the road in order to maintain compliance with the covenants.
4. Richmond Drive: Homeowner with landscaping business has been parking company vehicles, including a trailer in the street at night. The Board has had a hearing with the homeowner in the past and did not find the trailer to be in violation of the covenants. The homeowner remains in compliance with the Restrictive Covenants for their park.
5. Richmond Drive – disabled vehicle with tire on the roof. Matter resolved.
6. Emerson Park– RV parked on property. Homeowner reports the builder and developer were aware and made accommodations to the property, prior to closing, to accommodate the RV. Several complaints have been received recently; this is the first time since purchase it has been an issue. Homeowner claims to have documentation provided before closing to cover approval. Unless legal documentation can be provided to the Board waiving the restrictions for this property, the RV will need to be removed from the property as it is in violation of the Emerson Park Restrictive Covenants.
7. Mowing along Western Boulevard: The land along Western Extension is maintained by the North Carolina Department of Transportation (NCDOT). The HOA only maintains an easement around the sidewalks/dog waste stations for mowing.
8. Homeowner building in St. James would like to know where to purchase the uniform mailbox. Reroute to AGR to research and provide information.
9. Richmond Park homeowner requests information on the allowance of in-home daycares for a potential renter. No businesses providing services are allowed per the covenants.
10. Meeting minutes, broken links on website – resolved. Guidelines for operating homebased businesses in Hyde Park – more information will be requested on the type of business and request if there is a specific concern.
11. Homeowner in Hyde Park. Board is reviewing options. Onslow County Social Services was contacted due to the sensitive nature of the complaint in an attempt to help the individual.
12. Homeowner inquired if the pavilion can be used for a political fundraiser. The Board needs more information on the type of event. (ex. Open event or closed planning event? Expected amount of people due to parking?)
13. Westmont Road – Above ground pool and surrounding deck. Board will send a letter to the homeowner to remove the pool as it is in violation of the Huntington Park covenants.

- VII. Other Business
 - A. Playground Inspection: The local schools use a company called Superior Recreation for their inspections. Playground should be inspected annually to ensure materials are not faulty. AGR will be directed to schedule an inspection.
 - B. On 8/8/17, several Crepe Myrtles on Williamsburg Parkway were pruned by an unknown person. A police report was filed for the destruction of common area property. Additional fees were allocated to the removal of the trimmings of the vandalized trees; and there will be future costs associated with rehabilitation and maintenance of the trees due to the extensive damage.
 - C. Late Fees:
 - 1. Account A – Did not receive annual assessment. Paid assessment in full in July, would like late fees waived. Approved to be waived.
 - 2. Account B – Late payment was an oversight. Original assessment was paid in full upon realization of oversight. Request a late fee reduced to 15% with promise that 2018 assessment will be paid on time. Approved.
 - 3. Account C - Homeowner thought HOA dues were being paid by property managers. When switching PM companies he was informed 3 years of dues owed. Immediately paid 3 years of dues (\$652.07) and would like late fees and interest waived. Approved to be waived.
 - D. Lawn Rangers:
 - a. Proposal for all entranceway flower beds and tree planting along Western Boulevard. Under review.
 - E. Board Vacancies:
 - 1. Motion for Bill Luse to be appointed to the Board of Directors for the remainder of the 2016 to 2017 Year. Motion passed. Mr. Luse will be notified.
 - 2. There is currently one Board vacancy
- VIII. Future Scheduled Meetings/Workshops: September 10 (Workshop), September 24 (Meeting), October 8 (Workshop), October 29(Meeting). All meetings/workshops will be held at the Pavilion at 8:30 am. Friday, November 3rd for Annual Meeting Prep.
- IX. Adjournment: 9:35 am