

Williamsburg Plantation Homeowner's Association  
Meeting Minutes  
February 15, 2017

- I. Call to Order: 6:45 pm
- II. Roll Call:
  - A. Board Members: Emery Shaw, Kristen Fowler, Lonny Sleeper, Gary Grimes, Amy Moore
- III. Approval of Minutes: January's Minutes were approved.
- IV. Treasurers Report:
  - A. As of January 31, 2017, Checking Account: \$140,340.64. Reserve Balance: \$79,249.06.
  - B. Overpayment to Stormwater Solutions was made in June 2016. Storm Water Solutions acknowledged and allowed the overpayment to cover the invoice for February 2017 to clear the overpayment.
  - C. The status of delinquencies will be reviewed at the next meeting.
- V. Stormwater Pond Report:
  - A. Lawn Rangers provided a quote as follows: Pond off Williamsburg Parkway needs extensive repair. For this path, the quoted \$1300 as a total which includes clearing the path, brush removal and disposal, sand delivery, equipment rental, spreading the sand, and area clean-up. For the 3 remaining ponds, Lawn Rangers quoted \$600 to remove brush; as well as a large tree limb. Motioned to approve all work as proposed. All in favor. Motion approved.
- VI. Old Business
  - A. JASA non-renewal of MOU.
    - 1. JASA declined to renew an agreement for the 2017 season
    - 2. JASA stated the park closure times were unreasonable and disputed the Board's proposed enforcement of adherence to closing times
    - 3. A statement with further explanation will be in the Spring Newsletter
- VII. New Business
  - A. ACR requests:
    - 1. St. James Park – Wants to install a fence. Will be Privacy fence on front and two sides; back will be ranch style with welded black coated wire. Homeowner will need to submit plot map designating where the fence will be in proximity to their property lines.
  - B. Homeowner Concerns
    - 1. Removal of trees and future development at the end of Western Extension. Homeowner spoke with Doctor Woodruff, city manager, and he stated to them it was being cleared to build new homes. Homeowner is concerned over the current state of the ponds and how expanding the neighborhood would put more pressure on the HOA. The Board will contact the landowner and inquire as to what their plans are.
    - 2. Hyde Park resident inquired if a ranch style fence at the back of their property is allowed. Front and 2 sides will be 6' privacy fences. Homeowner will be notified. ACR request will need to be submitted for Board approval.

3. Homeowner expressed concern over Squeegee Squad signs throughout the neighborhood. The management company was directed to contact Squeegee Squad and notify them that they cannot place signs on the WPHOA easements.

C. Violations

1. AGR Monthly Compliance Review (December and January):
  - The Board will verify homes listed for boats and power washing prior to sending letters.

VIII. Other Business

A. Late Fees:

1. Account A – Home is on lien and the homeowner is willing to pay in full on January 19, asked if the Board would reduce late fees if they paid \$1,000 up front. The Board will verify on-time payment history from previous years to determine a just cause of action.

B. Website update. Board will verify that the invoice was paid.

C. There was a NCDOT Meeting February 9, 2017. More information will be in the Spring Newsletter.

D. Next Meeting: Tentatively the third Wednesday in March (15<sup>th</sup>) at 6:30 pm at Advantage Gold Realty

E. Board Vacancies:

1. Rodney Kokocha resigned from the Board prior to the meeting.
2. There are now two vacancies.

IX. Adjournment: 8:12 pm