

Williamsburg Plantation Homeowner's Association
Meeting Minutes
January 18, 2017

- I. Call to Order: 6:36 pm
- II. Roll Call:
 - A. Board Members: Emery Shaw, Kristen Fowler, Lonny Sleeper, Gary Grimes, Amy Moore
 - B. AGR Representative: Charity Hurlburt
- III. Treasurers Report:
 - A. As of December 31, 2016. Checking Account: \$88,459.61. Reserve Balance: \$79,249.06.
 - B. Reserve balance transfer:
 - C. Overpayment to Stormwater Solutions was made in the summer. AGR will investigate into the matter further.
- IV. Stormwater Pond Report:
 - A. A request was sent to Lawn Rangers to look at the unpassable roads and provide a cost estimate to trim the trees and fill the holes with gravel.
 - 1. Response from lawn rangers requesting if the Board only wanted quotes for the Williamsburg Parkway pond or all of the areas repaired last year. The Board sent back a request for both.
- V. Old Business
 - A. Lots 61 and 46 in St. James – The plan is proposing a pervious concrete driveway to be counted at 50% of its BUA. As per the “Corrective Affidavit and Amendment of Covenants, Conditions and Restrictions for St. James Park, Sections I, II, and III” dated July 2, 2015, recorded in Book 4326 Page 182 through 186 at the Registrar of Deeds; under Stormwater Management, Section 11, the only exceptions to development not included in the BUA are open wooden decking or the surface area of swimming pools – pervious concrete counts at 100% toward BUA. Therefore, the Board cannot approve the proposed plan as it exceeds the maximum allowable built-upon area (2,846 sq. ft.) for St. James Park.
 - B. JASA: Review of new 2017 JASA MOU. Final draft will be circulated via e-mail prior to final signatures.
- VI. New Business
 - A. Homeowner Concerns
 - 1. Pigs in the Plantation: Verification of the address will be confirmed. Once verified, a notification will be sent letting them that they are in violation of the covenants for having livestock on their property.
 - B. Violations
 - 1. AGR Monthly Compliance Review (November):
 - 3 homes with debris on sides of front yards. A notification will be sent to clear the debris within 30 days or else a violation notice will be issued.
 - 13 homes need power washing. A notification will be sent to homeowners to have the task completed by April 1, 2017.
 - 2. A neighbor on Fairfax Lane reported a home with 6 dogs, 4 of which are kenneled outside. No address was provided.

3. A homeowner reported to AGR in person that a neighbor has an in-ground pool that is a health and safety issue. The Board needs more information via e-mail from the reporter to proceed with assisting in resolving the issue.

VII. Other Business

A. Late Fees:

1. Account A - Homeowner has been paying in \$50.00 increments. Homeowner will have to pay the \$238.92 for 2017 to bring the account to \$0.00.
2. Account B - Requested a breakdown of the fees and requests all late fees are dropped. Homeowner is up to date on will be charged 10% of the accumulated late fees \$26.25. The reason 100% will not be waived is because homeowners have a level of responsibility to know they owe their Annual Dues to the Association.
3. Account C – Recognizes their late fees but is unable to pay in one payment. Requests bi-monthly payments until the account is paid in full. Agree to payment plan with a June 30 2017 due date. If not paid in full, late fees will continue and the home will remain in lien.
4. Account D – Contact the homeowner that the assessment in full has not been received as stated. A lien was placed on the property. AGR will email and notify of the lien. A flat \$200 charge for late fees + \$405 for the legal fees will be assessed.

B. Reminder of NCDOT Meeting February 9, 2017 for U-5319 (Improvements to the Gumbranch Road and Western Blvd. intersection). Representatives from the Board will be present.

C. Website will be managed by the Vice President

D. Newsletters: April 1st and October 1st.

E. Request for installment of a permanent Basketball Hoop. More research will be completed to determine if such structure is permitted by covenants.

F. Next Meeting: Third Wednesday in February (15th) at 6:30 pm

VIII. Adjournment: 7:53 pm