

WILLIAMSBURG PLANTATION HOMEOWNER'S ASSOCIATION
MEETING MINUTES
September 17, 2017

- I. Call to Order: 8:32 am
- II. Roll Call:
 - A. Board Members: Emery Shaw, Kristen Fowler, Lonny Sleeper, Gary Grimes, Amy Moore, Bill Luse
 - B. Homeowner: Jonathan Abenti
- III. A Motion was made to appoint Jonathan Abenti to the Board of Directors. Approved.
- IV. Treasurers Report:
 - A. Highlights for Annual Meeting Budget:
 - 1. Will include last year, current year and projection for sequential year.
 - 2. Unknown costs that will contribute to HOA costs:
 - B. Lawn Rangers:
 - 1. Removal of trees: Motion made to remove 10 Bradford Pears from Williamsburg Parkway. Approved
 - 2. Crepe Myrtles: Voted to trim the trees to 10 feet. Approved.
 - 3. Proposal for all entranceway flower beds and tree planting along Western Extension. This is not in the current proposed budget but will be reviewed in an attempt to accommodate the beautification.
 - C. Liens List Review
- V. Storm Water Pond Report –
 - A. Stormwater committee pond repair review. Board will meet with Stormwater Solutions this week to determine which pond to begin maintenance with next year. Proposing both Regency ponds in an attempt to reduce costs.
- VI. Old Business
 - A. Cameras at the Pavilion
 - 1. Review Quotes from Secured Lock
Walk through with positioning. View from building into the pavilion. Cameras have a facial recognition range up to 250 feet. Signage will be included to notify patrons that the area is under surveillance. Cost of \$2,500 to install cameras and 7 day DVR with warranty on equipment. Motion to install the cameras and DVR without monthly monitoring – Approved.
 - 2. Light Clean-up at the Pavilion. AGR requests if it is something that can be cleaned up by Sandra. Matter resolved. Once cameras are installed, new lights (voted on at a previous meeting) will be reinstalled. Board will request two extra light covers.
 - B. Above Ground Pools: Propose an interpretation of the explicit language of the covenants of an above ground pool and present to the members at the annual meeting for vote.
 - C. Emerson Park RV: A meeting is scheduled with homeowner for September 24th.
 - D. Political Fundraiser? “Meet and Greet with light refreshments. People will be coming and going so there will probably be no more than 15-20 people at a time”. If no signage then it will be approved. Board is still waiting on a response from the homeowner.

- E. Playground Inspection: A response was received from Superior that there are no local independent playground inspection contractors in the area due to liability issues. They stated they may be able to find someone out of Raleigh and would get back to the Board. Board will propose a question to the lawyer to determine if the park is considered public or private and if an inspection is necessary.

VII. New Business

A. ACRs

- 1. 810 Oleander Street: 6 Ft Privacy Fence. Motioned for approval. Approved.

B. Homeowner Concerns

- 1. Three story homes reported in Emerson Park – There was a lawsuit filed in 2011 siding in judgement with the HOA that three story homes were against the Emerson Park Covenants.
 - A. One home was listed on the market as a three story. Wording has since been changed. Board will further investigate if the home is in fact a three story.
 - B. Meeting is scheduled with the reporting homeowner. Will request specific addresses if need to be reported. If the home is reported as over BUA, Board will request documentation from homeowners in pending violation for proof of BUA.

Addendum: Quorum was met during a quick meeting with a realtor of a three story property. The board approves the home owner/buyer seal off access to the “third level” by extending the floor of the attic over and covering the current stair case opening thereby preventing the third level’s use as living space and effectively converting it into an attic. The home owner/buyer can install a pull down attic ladder or similar ceiling access point to access to the third level attic in the location of their choosing. The plumbing going to the attic will also need to be cut and capped.

- 2. Light out at Pavilion/Soccer fields - Light by the bathroom/kitchen, not a street light. Maintenance company will need to replace the bulb.
- 3. Homeowner inquired about enforcement of covenants regarding trailers on streets and driveways in Regency Park.
- 4. New Castle. Homeowner states the grass/shrubbery is not being maintained by their renters. Property Management company stated they will not intervene unless a letter is received from the HOA. Tenants are not responding to homeowner’s requests. Board cannot

VIII. Other Business

- A. DropBox: A Drop Box account was developed as a better storage method for WPHOA files and documentation.
- B. Fall Festival: Tuesday, October 31st from 4 to 6 pm. Need to get the signs put up ASAP.

- IX. Future Scheduled Meetings/Workshops: proposed to hold next September 24 (Meeting), October 8 (Workshop), October 29 (Meeting). All meetings/workshops will be held at the Pavilion at 8:30 am unless otherwise agreed upon. Friday, November 3rd for Annual Meeting Prep.

- X. President Recess meeting until Sunday, September 24 at 8:00 am at the Pavilion.

WILLIAMSBURG PLANTATION HOMEOWNER'S ASSOCIATION
CONTINUATION MEETING AGENDA

September 24, 2017

- XI. Call to Order: 7:58 a.m.
- XII. Roll Call:
 - C. Board Members: Emery Shaw, Kristen Fowler, Lonny Sleeper, Gary Grimes, Bill Luse, Jonathan Abenti
 - D. Homeowner: Robert & Christine Spade
- XIII. Armistead trailer on property discussion with homeowner (Homeowner states they gave AGR additional documents other than what AGR provided to the Board. Homeowner provided documentation that appears to demonstrate, when the property was built and purchased, the trailer would not be seen from planned roads within the subdivision.) Board voted that since the plans to extend the cul-de-sac were not in place when the property was built and trailer pad installed the homeowner was in compliance at time. The fact that the subdivision plans changed after the homeowner was in compliance could not be held against the homeowner. The homeowner was informed that the trailer could not be occupied while on the property which the homeowner acknowledged and agreed.
- XIV. Annual Meeting:
 - a. Newsletter (review draft – due 9/27)
 - b. Agenda (Approved)
 - c. Pool Language (need for review)
- XV. Treasurer Review
 - a. Budgets for Annual Meeting
 - i. Edits made to include changing the year (to 2018) and the flowerbed beautification estimates.
 - b. Lawn Rangers
 - i. Waiting on information from lawn company to determine costs to extend contract. This would enable Lawn Ranger to provide maintenance during hot season.
- XVI. Fall Festival
 - a. Volunteer meeting (10/14)
- XVII. Adjournment: 9:15 am