



BOD HOA Meeting Minutes

Meeting Date: 11/21/19

Time: 7:00pm

Location: 8128 Bugwyn Lane, Willow Spring

Attendees: Dan Rodeheffer, Lori Whitney, Rachel King, Jose Valdes, Jim Shanahan, Tracy Wilcox, Kayla Eakin

The meeting began at 6:30pm.

Old Business Discussions

1. **Roads** – Ditch at the corner of Burgwyn and Old Pender Way has been repaired and paid. Everyone is happy with the work performed. Discussions were held about the three properties that have responsibilities to cover the cost of repairing their own ditches before the roads can be turned over. This is because homeowners (or previous homeowner) modified the ditch and it out of compliance with DOT regulations, which is why the HOA sends the roads notification to all real estate attorneys when a house sells
2. **Tree Removal** – Three quotes were considered for the tree and stump removals that are needed:
Bentwoods Tree Service, Snell, and Doss Tree Service.
Pending proof of insurance, the Board decided to go with Bentwoods Tree since the bid covered everything we needed and was the cheapest. Dan will verify they have insurance and then move forward with the contract.

Financial Update: Lori Whitney, Treasurer

1. Checking and Road Reserves Fund discussed
 - Checking Balance: \$50,323
 - Road Reserves: \$34,124

New Business Discussions

1. **Upcoming Community Events**
There is a Holiday Cookie Exchange happening December 15th. A flyer and information was sent out on the Facebook page, on the website, and through the email.
2. **New Board Positions**
The new board members (for 2020) talked about which positions they wanted to hold.
Dan Rodeheffer –President
James Shanahan – Vice President
Kayla Eakin – Treasurer

Tracy Wilcox – Secretary

Jose Valdes – Member at Large

Tracy Wilcox and Lain Valdes will have Facebook administration rights.

3. Sheds and Outbuildings

Questions were brought up about if there is a gray area with how far sheds and outbuildings are supposed to be from property lines. Several members of the board agreed to look at the way this covenant is written as well as any covenants restricting people from modifying their ditch and if a covenant needs to be re-written, how the board can ensure they get the 2/3s to pass the vote. Dan is going to verify the sheds.

4. Covenant Violation

A potential issue was brought up about a potential covenant violation with overgrown trees. Dan will go to the property and determine if a letter needs to be sent to the homeowner.

Meeting adjourned at 8:35pm

Next meeting set for January 13, 2020, 6:30pm, at 214 S. Main St., Fuquay-Varina. Open to all residents.