

**Weems Plantation Homeowners Association, Inc.**  
**Board of Directors Meeting – Minutes**

June 22, 2017 - 7:00 pm

**Meeting called to order by Randy Pupo, President at 7:03pm**

**Board Members present:** Randy Pupo, Julia Lunt, Judy Hicks

**Board Members absent:** None

**Also present:** Cheri Garbark, Lewis Property Management (LAPM)

**Guests:** Evelyn Sewell, Shirley Roberts

- 1. Guest Speakers:** None
- 2. Minutes:** The minutes from May 11, 2017 were reviewed; Julia Lunt moved to approve, seconded by Randy Pupo. Minutes approved.
- 3. Modification to the Agenda:** None
- 4. President's Message:** Randy thanked everyone for coming and thanked Evelyn for hosting the meeting.
- 5. Old Business:**
  - a) **Tree Removal behind 3533 Norcross:** AAA Tree Service to remove 2 trees
  - b) **Tree Removal for HOA trees behind 3231 Bodmin Moor** – Jon's Tree Service was awarded the bid at the May 11, 2017 meeting; however, his quote was only for removal of the large tree down to the fence line with nothing to the second tree; at the Board's request, LAPM requested that Jon honor his original quote of \$2,750. After some negotiation, Jon agreed to remove the large tree completely behind the home and to remove some limbs casting shade over the property for \$3,650. Julia moved to accept the bid of \$3,650 and Randy seconded the motion; all approved.
  - c) **Sign Repairs-Claim #E9T8622 Rebecca, Auto Claim Travelers**
  - d) **3492 Barnstaple Drive, Weems Plantation Erosion Issue (Carrie Patrick)-**  
Approved by Board to have Curt Mills complete the work on the erosion behind the Patrick's home.
  - e) **Gazebo Repairs:** LAPM to get quotes to repair the gazebo.
- 6. New Business**
  - a) **3236 Emerson Lane – closed in front porch**
  - b) **3507 Barnstaple – Linda McDonald – Tree limbs removed in common area.**

c) **Ray Williams mowing green space** – Board asked that LAPM send letter notifying them no more cutting of common area other than what’s already been cut and maintained. No further than 30 feet from the back of the property line.

d) **Weems Road Improvements** – City to meet with residents on a Saturday morning to discuss the proposed improvements to begin in Summer 2018; date and time to be determined and announced.

**7. Financials:** May Financials were reviewed and discussed; as of May 31, 2017, the YTD income was \$52,254.88 that included \$889.41 in late fees for past dues; YTD expenses were \$21,249.55 with a net ordinary income of \$31,005.33, and a net income of \$31,161.89. The association has \$48,160.60 in the Cadence Operating Account and \$12,994.60 in the Cadence Reserve Account, for a total of \$61,155.20 in Checking/Savings, and total Liabilities & Equity of \$60,742.86.

## **8. Committee Reports:**

a) **Code of Rules:** Violations reviewed for April, 2017, most of which were for mowing and pressure washing.

b) **Grounds Maintenance:** Maintenance has been good.

c) **SocialEvents:** Date of Oktoberfest to be determined before fall newsletter printed.

d) **Welcoming Committee-** There were 6 home sales listed on LCPA from 5/11/2017 to 6/22/2017 and one Certificate of Title with an average sales price of \$188,171 or \$133.04 per square foot.

e) **Website-** Website was updated June 26<sup>th</sup> with the approved May minutes and the next board meeting of July 13<sup>th</sup>.

f) **Crime Watch:** There was one battery, 1 misc service call, 1 suspicious call, and 2 random community policings between 5/25/2017 and 6/9/2017. Residents should make sure their cars are locked and any valuables removed from the car.

g) **Architectural Committee-** There are a total of 11ACC submissions for 2017.

h) **Comments:** None

Meeting adjourned at 8:10pm

Next Meetings- July 13<sup>th</sup>, August 10<sup>th</sup>, September 14<sup>th</sup>, October 12<sup>th</sup>,