

Weems Plantation Homeowners Association, Inc.

Board of Directors Meeting - Minutes

February 9th, 2017 - 7:00 pm

Meeting called to order by Randy Pupo, President at 7:05 p.m.

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

Board Members absent: None

Also present: Cheri Garbark & Sue Barlow with Lewis Property Management (LAPM)

Guests: Evelyn Sewell, Shirley Roberts, Justin Roberts, Bert Martin

1. **Guest Speakers:** None
2. **Minutes:** The minutes from January 12, 2017 were reviewed; Julia 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. Randy welcomed resident Justin Roberts, 3438 Barnstaple and Bert Martin, 3220 Bodmon Moor, and thanked them for attending.
5. **Old Business:**
 - a) **City Painting of Lines in Streets:** LAPM contacted the City to re-paint the lines in the streets and were advised that only the main road would be re-stripped as the side streets weren't wide enough to leave room for parking on the streets. At the time of the meeting, Dartmouth had already been painted. LAPM advised the Board that the entrance would be re-painted once Weems Road was widened.
6. **New Business:**
 - a) **2017 Events:** The committee had not met yet, but would advise LAPM in a week or so about Spring Social Event to include in the Spring Newsletter.
 - b) **Spring Newsletter:** The Board and LAPM reviewed a mock-up of the Spring Newsletter and made revisions to it; once the social committee decided on a date for the Easter Egg Hunt, the newsletter would be ready to print.
 - c) **Kudzu:** Evelyn suggested looking into the possibility of using the goats/sheep to take care of the kudzu problem in the neighborhood. LAPM to inquire.
 - d) **Gazebo:** Discussion regarding replacing the wooden spindles with iron inserts; will get quotes for replacements.
 - e) **Park:** LAPM to get quotes for replacement swings for stolen ones in the park.

7. **Financials:** January Financials were reviewed and discussed; YTD income through January, 2017 was \$32,535.58 that included \$27.28 in late fees of past dues; total YTD expenses of \$4,822.43 with a net income of \$27,715.91. As of January 31, 2017, the association had \$46,679.67 in the Cadence Operating Account and \$12,983.92 in the Cadence Reserve Account, for a total of \$57,851.76 in Checking/Savings, and total Liabilities & Equity of \$57,296.58.

8. **Committee Reports:**

a) **Code of Rules:** LAPM reported that there was only 1 violation cited in January, 2017; they stated that there were no yards to report yet since not much was growing at the present time. LAPM also stated that the homes that don't take advantage of the pressure washing advertiser in the newsletter, would get individual letters asking them to pressure wash.

b) **Grounds Maintenance:** Two dead pine trees in the area behind 3533 Norcross were reported to LAPM who will have them inspected and quoted for removal if need be.

c) **Social Events:** Events committee planning Easter Egg Hunt before Easter.

d) **Welcoming Committee:** There were 2 home sales between 12/28/16 and 12/7/17: 3323 Emerson and 3472 Barnstaple.

e) **Website:** Website was updated January 13, 2017 with the approved minutes of December 8th and removal of the Christmas Decorating Contest winners.

f) **Crime Watch:** There were no incidents in the last 30 days.

g) **Architectural Committee:** There were 2 ACC submissions in January, 2017.

h) **Comments:**

Meeting adjourned at 8:00 pm.

Next Meetings: March 9th, April 13th, May 11th, June 8th, July 13th