

Weems Plantation Homeowners Association, Inc.

Board of Directors Meeting - Minutes

April 13th, 2017 - 7:00 pm

Meeting called to order by Randy Pupo, President at 7:02 p.m.

Board Members present: Randy Pupo, Julia Lunt

Board Members absent: Judy Hicks

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

Guests: Evelyn Sewell, Shirley Roberts, Virginia Stewart, Kinsley Grant

- 1. Guest Speakers:** None
- 2. Minutes:** The minutes from March 9, 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. Randy welcomed resident Kinsley Grant, 3243 Bodmin Moor and thanked her for attending.
- 5. Old Business:**
 - a) Tree Removal behind 3533 Norcross** – TABLED until on-site visit.
 - b) Easter Egg Hunt April 8th** – The Easter Egg Hunt was a success with approximately 40 kids attending; there were 5 high school girls who earned volunteer hours helping with the hiding of the eggs and participating in the kids games. Shirley Roberts provided list of girls to write letters to acknowledging their community volunteer hours.
- 6. New Business:**
 - a) Conservation Easement Mowing behind 3273 Bodmin Moor** – Discussion regarding residents mowing behind their homes in the conservation easement; it was decided that no resident should plant plants in the easement and that the trails in the easement were for all resident's use. A resident could not deny access to another resident's use of the easement.
 - b) Basketball Goals** – Discussion whether basketball goals in the front of homes creates a violation; it was determined that they would not be a violation so long as they were neat in appearance and not left in the streets or at the end of driveways. Any basketball goals that were in a state of disrepair or left in an inappropriate placement at the home could become a violation.
 - c) Lighting in Islands** – The lighting in both islands at Tavistock and Dartmouth and been repaired and/or replaced and looked great.

d) Sign Repairs-Claim #E9T8622, Auto Claim Travelers – The claim was being submitted to the Company; however they feel it should be Century Link’s claim as they left the power line too low after the storm. Randy and Julia stated that both caps should be replaced now and then file claim.

e) Virginia Stewart’s Tree Removal Request – Virginia filed paperwork to have trees removed that were on HOA property but hanging over her home. The tree directly behind her home would be removed after receiving 3 additional quotes and the tree outside her fence would be limbed up. Mrs. Stewart stated she would replace that portion of her fence that surrounds the laurel oak once the tree is removed.

f) 3492 Barnstaple Dr, Weems erosion issue (Carrie Patrick) – Discussion regarding the erosion in the drainage easement behind 3492 Barnstaple and adjacent neighbor. LAPM to have Curt Mills from Stormwater & Environmental Maintenance Service visit the site and offer suggestions to the Board.

7. Financials: March Financials were reviewed and discussed; as of March 31, 2017, the YTD income was \$44,796.58 that included \$449.88 in late fees of past dues; YTD expenses were \$15,327.32 with a net ordinary income of \$29,469.26, and a net income of \$29,576.57. The association has \$46,581.33 in the Cadence Operating Account and \$12,986.41 in the Cadence Reserve Account, for a total of \$59,567.74 in Checking/Savings, and total Liabilities & Equity of \$59,157.24.

8. Committee Reports:

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

b) **Grounds Maintenance:** Placement of dog waste in trash cans discussed

c) **Social Events:** Community Garage Sale, Saturday, April 22nd.

d) **Welcoming Committee:** There were three (3) new home sales between 3/9/17 and 4/11/17; Virginia Stewart would welcome the new residents.

e) **Website:** Website was updated March 13th and April 11th with the approved February minutes and the announcement of the April 22nd Garage Sale.

f) **Crime Watch:** There were two (2) incidents in the last 30 days, one auto theft and one fraud.

g) **Architectural Committee:** There are a total of 4 ACC submissions for 2017.

h) **Comments:** Sue Barlow stated the partnership with the City/County/Planning Department ran out and they no longer used goats for Kudzu, but Transline spray.

Meeting adjourned at 8:17 pm.

Next Meetings: May 11th, June 8th, July 13th