

HOA BOD March 30, 2020 Minutes

Evans Mill HOA

Board of Directors Meeting

March 30, 2020

**Minutes:**

Location: on-line due to Covid-19 limitations, delayed from March 2 due to an emergency on that date.

Present: Donald Hopkins, President; Sandy Tabak, Vice President; Polly Meyer, Secretary; Rob Hollister, Treasurer, Stan Fitzgerald, Gene Pascarelli

Next Meeting: May 4, 2020

6:24 PM meeting called to order by Don Hopkins

**I. Review of Minutes from Annual Meeting, January 6, 2020**

1. Approved

**II. Budget report**

1. Approved.

**III. ACC**

- 1. There are several new owners in the neighborhood. They have been informed of the covenants and the need to submit requests for changes or additions to their property.
- 2. Front entrance bushes for landscaping have been approved. This will be done this spring. The meter still needs to be lowered at the front entrance.

**IV. Road Project**

- 1. Don Hopkins updated the Board on the road project. An email was sent to owners asking them to contact the engineer of the project, George Chiles, with their concerns and questions. There was discussion about where people will park once the concrete repairs to driveways have started. They are not to park on the shoulder of the road due to new grading and seeding. It was suggested that they park in the Common area and

neighbors help share their driveways, when possible. The damage done by the maintenance contractor near the front entrance is not the responsibility of Evans Mill HOA.

## **V. Capital Improvements**

- 1. A load of top soil has been suggested to be put in the Common Area to fill holes there and for use by owners, as needed. Cost is \$250 /load or total cost about \$600. for 30 tons. A motion was made by Don Hopkins to buy the soil and seconded by Polly Meyer. Vote passed unanimously.
- 2. Electric to gazebo: Management services is getting estimates from two companies to run electric service to the gazebo and also take care of lowering the box at the front entrance. The estimates have not been received yet.
- 3. Soccer goal in Common Area: Motion was made by Don Hopkins to buy a soccer goal (or two depending on cost) for the Common Area. Motion was seconded by Rob Hollister and passed unanimously. Don will check into costs to buy good soccer goals and report back to the Board.
- 4. A sandbox for the Common Area has been suggested. There was discussion about the need for it and the possible problems with it. The box will need to have a lid and someone will need to help maintain it. Don Hopkins will research this further and report back at a later date with suggestions
- 5. A baby swing has been offered for the Commons Area by an owner. Discussion on installing this swing and possible problems. This will be tabled until further information has been received.
- 6. Playground area: The playground area needs new fill and there was a discussion about what type of fill should be used. There seems to be a combination of materials there now. Discussion was tabled with Sandy Tabak looking into what was purchased previously by this HOA and Don Hopkins checking with Craven County Parks and Recreation on what they use.
- 7. Grass cutting in Common Area. Currently the maintenance service is on a schedule to cut the grass in the whole neighborhood that does not keep it short during the summer months when it is growing quickly. Don Hopkins has a group of four owners that have agreed to mow the Commons Area on a rotating schedule to help keep it shorter.
- 8. Commons area access: The Glasgows have presented a plan and offered to build a bridge over the ditch at the secondary access point on Evans Mill to the Common Area. The cost for the material is about \$250. Sandy Tabak made a motion to use money for this purpose. The motion was seconded by Polly Meyer and passed unanimously.
- 9. There are two access pathways into the Common Area that are not marked. A suggestion was made for signs to be put at those areas marking the entrance. Sandy Tabak will contact a local business about making signs, preferably metal and report back with the information about costs.

## **VI. Emergency Planning**

- 1. Discussion about neighborhood response to Covid-19 restrictions. We discussed the need to close the Common Area but it was decided this should not happen until we see details of the isolation restrictions.

## **VII. Management Services**

- 1. One home still has outstanding debts from penalties assessed. A motion was made by Rob Hollister to have Management Services contact the owner that a lien will be assessed against their property if the debt is not paid. The motion was seconded by Sandy Tabek and passed with a 4 to 1 vote.
- 2. A list of homeowner delinquency for fees as of March 2, 2020 was available to all Board Members.
- 3. Annual Letter has still not been sent out to all owners due to multiple changes in the early months of the year. Board Members were asked to please review the 2019 Letter and make changes /comments to Don Hopkins so this can be completed.
- 4. There are multiple homes in the neighborhood that are not following some of the Covenant restrictions for business vehicles parked in driveways. It was suggested that perhaps Management Services could drive around the neighborhood and make a note of those properties. Letters need to be sent reminding people of the restrictions. Don Hopkins will contact Management Services about this.

## **VIII. Communications**

- 1. The web page needs to be discussed. Can we extend the current one for another year due to the expense of creating a new one? John Klecker will be contacted about this by Don Hopkins. A new web page design similar to Greenbriar or Taberna will cost \$1800. to \$2000. to set up. A payment plan has been offered by New Bern Web Design. The annual cost is not much different from our current web page. Further discussion postponed until next meeting

Don Hopkins made a motion to adjourn the meeting and Stan Fitzgerald seconded that motion.

**7:56 PM meeting adjourned**

**Next meeting scheduled for May 4, 2020**

