

Evans Mill HOA

2020 Annual Meeting

Saturday, October 10th, 2020 at 11:00 am

Board in Attendance:

Don Hopkins
Stan Fitzgerald
Rob Hollister
Polly Meyer

Management in Attendance:

Amanda Brogan
Leslie Hawkins

Architectural Control Committee:

Eugene Passarelli

I. Call to Order:

The 2020 Annual Meeting of the Evans Mill Homeowners Association was called to order by the President of the Board of Directors, Don Hopkins, at 11:08am on Saturday, October 10th, 2020.

II. Establish Quorum:

Quorum was not met since there were only 11 people properties represented, instead of the 17 needed. Due to no votes of the Membership being needed in the meeting, the Annual Meeting is not required to be rescheduled. Packets of the information and minutes will be mailed out to Homeowners in the Association within two weeks of the in person meeting.

III. Introduction of Board:

The current Board Members and Architectural Control Committee Members were introduced to the attending Membership by Don Hopkins.

IV. Reading and Approval of 2019 Annual Meeting Minutes:

The minutes from the previous Annual Meeting that was held on Saturday, October 5th, 2019 were read by the Membership.

There was a motion made by Don Hopkins to accept the minutes as presented. Seconded by Polly Meyer, unanimous vote, all in favor.

V. Financial Review:

The 2020-2021 Budgets and the Balance Sheet presented to the Membership were reviewed by Don Hopkins. The budget was tabled and will not be approved until the Board Meeting November 2nd.

VI. Old Business:

COVID Impact:

The impacts of the COVID-19 pandemic on the Community and projects were discussed in depth. The Association has seen many of its projects pushed back further due to materials and labor shortages, and the dramatic increase on materials and products. Mr. Hopkins relayed that the Community will need to be post pone Community Events.

Old Airport Road Update:

The Board of Directors spoke on the efforts that have been made in conjuncture with the City of New Bern to post speed limit signs of 25mph along with "Children at Play" signs. Electronic signs for data tracking have also been used to see the true speeds of drivers on Old Airport Road in recent months.

Annual Assessment:

Mr. Hopkins reiterated that the point of the assessment was to see where the Community could improve as a whole, as well as improvements for each individual home in order to keep personal and Community property values high.

Current Projects:

- i. Gazebo Update:
Don Hopkins updated the Membership on the status of the Gazebo project that will be completed soon by GP Construction. The Gazebo will receive updated lights, wiring, conduits, and ceiling fans, along with the addition of electrical outlets.
- ii. Common Area (playground, backstop, topsoil):
- iii. Signs: (completed and shown to attendees)
- iv. Picnic Tables: The Board approved replacing two of the wood picnic tables in the gazebo with new plastic and metal tables that hold up to the elements better and are easier to move. Unfortunately, the tables have become unavailable at their original price and have increased substantially the Board made the decision to table this expense until prices change.
- v. Access Bridge: There was a discussion held about the construction of the access bridge from Old Airport Road to the Common Area. The City of New Bern and storm water professionals will need to be contacted prior to any decisions being made on construction to ensure that no problems are caused nor violations received.
- vi. Soccer Goals: The Board has approved new soccer goals to be purchased for the Common Area. The goals that were decided on have also been back ordered and the few third party sellers of the goals have increased the price drastically. Similarly to the picnic tables, the purchasing of soccer goals will be delayed until early 2021.
- vii. New Website: Don Hopkins informed Homeowners that the new Evans Mill Community website is almost complete. The website lists the most pertinent information for homeowners, and allows them to review their current Board, Association Documents, and lists contact information for Management Services. The website will allow for more streamlined and user friendly communication.

VII. New Business:

- a. National Night Out: There was a discussion into the standing protocols, affiliation, and scheduled appearances of Police, Fire, and EMS personnel in the neighborhood during the National Night Out. Evans Mill HOA will not be doing anything on the behalf of the HOA as a whole as to not cause offense to anyone. However, those who feel inclined are encouraged to stand outside their homes with any sort of poster, banner, etc. to show support to the First Responders who serve their area.
- b. Playground Set Replacement: There was a discussion held on the status of the current play equipment in the Common Area. After deliberation and investigation, it was determined that it would be more cost effective for the Association to go ahead and replace the equipment, instead of constantly repairing it. There was a discussion held with the membership concerning the number of kids in the neighborhood, and how likely the set was to be used as well. It was decided that any replacements would not take place until 2021 pending the financial review at the end of the year.
- c. Community Events: There was a discussion held concerning the possible Community Events that could be organized once the COVID-19 restrictions have been lifted and

conditions are safer for the Community. Ideas for Community Events included: a Community cookout and bonfire, yard sales, cook-offs, a Community Day with games and food trucks available, etc. Many of the homeowners were supportive of events that would be fun for all ages. There was a discussion on renting out the Common Area at times to trusted organizations, and having the money raised from events help to fund future Community Events down the road.

- d. Mailbox Guidelines Update: Don Hopkins, President, led a discussion with homeowners about the issues that have arisen due to the language concerning the mailboxes in the Association. The Board has decided to release a list of approved mailboxes for homeowners to choose from when they are looking to replace their own. If homeowners cannot find a mailbox on the list that they like, they are welcome to submit an Architectural Review Request to the Architectural Control Committee. The colors of the mailboxes should be white and a shade of hunter green that is consistent with the original color chosen by Weyerhaeuser Development Company when Evans Mill began. Since no one has been able to find an exact match, a few very close shades have been purchased by Don. He notified all homeowners in attendance that if they, or anyone else in the neighborhood, required paint he would personally assist in providing the paint and aid in the revamping of their mailbox.

VIII. Nominations/Volunteers for Board of Directors/Committees:

The Committees mentioned included: Maintenance, Technology and Social Media, Event Planning, and a Neighborhood Watch. No homeowners in attendance volunteered to serve on any Committee, nor the Board of Directors.

Stan Fitzgerald notified the Board that he did not wish to stay on, and another Board Member, Albert Goodson's spot will be vacated.

IX. Questions and Answers: The attending Membership was given allotted time to ask any questions about the Association. Don Hopkins brought up a matter that had been presented to the Board of Directors concerning a prospective homeowner's desire to build a barn and house horses on the prospective property.

While the Restrictive Covenants of Evans Mill HOA does not specifically mention horses, they can be regarded, by many homeowners, as a nuisance due to smells, sounds, bugs that would be attracted, and the structure/fencing that would be required in order to keep the animals in.

Mr. Hopkins also highlighted that due to the setback requirements imposed by the City of New Bern and the Restrictive Covenants, it was unlikely that they would be able to have enough area on the Lot to reasonably accommodate multiple animals.

The third point of contention that was agreed upon by all attending members was that if horses are allowed by the Association, a precedent will be set that farm animals are okay. In the future, this would then enable homeowners to bring in goats, pigs, mules, donkeys, etc. with the HOA unable to refuse them.

Ultimately the agreed upon stance was that the Board would discourage the idea, but they could not, on the premise of the animal itself, refuse their request. The Covenants would allow the Board/Architectural Committee to refuse the barn, fencing, etc. that would be required if a horse were to live on the property.

X. Adjournment: *President Don Hopkins made a motion to conclude the annual meeting at 12:42pm.*