

Evans Mill HOA
Board of Directors Meeting
January 11, 2021

Minutes:

Location: 112 Evans Mill Road

Present: Sandy Tabak, Vice President; Polly Meyer, Secretary; Rob Hollister, Treasurer, Stan Fitzgerald, Board Member

Next Meeting: March 1, 2021

6:20 PM meeting called to order by Sandy Tabak

I. Minute reviews from November 2, 2020

- a. Minutes of last Board Meeting were approved by Rob Hollister and seconded by Sandy Tabak and passed unanimously in favor of acceptance.

II. Treasurer Report

- a. Rob Hollister presented the financial report. There is, as of the end of December, a balance of \$23, 767.28.

III. ACC Report

- a. There was no report of ACC projects at this time.

IV. Old Business

- a. **Electricity to gazebo:** The work on this has started but it has not been completed. Don Hopkins was not present to offer the latest information. There have been some problems with approval of the work by the City of New Bern. The electrical contractor is dealing with this at no expense to us.
- b. **Signs:** The signs for the entrance to the Common Area have been completed but have not yet been installed. No further information was available concerning this. Don Hopkins may have further information about this.
- c. **Bridge to Common Area:** No further information was available concerning this. It was voted on and approved at the last meeting.
- d. **Website:** No new information was available concerning this. It is being developed.

V. NEW BUSINESS

- a. **Business vehicles in the neighborhood:** There have been multiple recent complaints of homes with business equipment parked in the driveways or around the house. This is against the HOA Guidelines and needs to be addressed. A survey was done by Management Services last summer and letters were sent to homeowners about problems with their properties. There needs to be a follow-up concerning those problems. There was a long discussion about fining those homeowners who do not comply with guidelines. It was felt that this needs to be addressed by Management

Services and a warning issued that the infraction needs to be taken care of within 30 days. After 30 days fines should start at \$25. per day with a cap at \$150. per week. This proposal will be discussed with Management Services for guidance. Sandy volunteered to talk with Management Services about this and to address the specific addresses of homes with current infractions. Management Services needs to let the Board know who has been contacted and when. A vote was taken and passed unanimously to begin fining for infractions. (See below)

b. HOA Dues: There was a brief discussion of changing the amount of HOA dues and it was felt they should stay the same with no increase for the year. A vote was taken and passed unanimously to keep HOA dues at the same rate. (see below)

c. Annual Letter: An Annual Letter needs to be sent out to all homeowners. Stan Fitzgerald offered to write the letter. Topics to be included in the letter were suggested as follows:

1. Road speed limit change to 25 MPH
2. Changes to gazebo /Common Area plans: electricity, improvement to roof and structure, signs for entrances, bridge over ditch area on Evans Mill entrance, tables and equipment purchases to be made.
3. Dues staying the same
4. New Web site and how to access it.
5. Annual Meeting: Save the date October 9, 2021
6. Events /suggestions for events

VI. Votes

- a. Fines should begin for homeowners with infractions concerning property condition. Management Services should notify them and give a 30 day notice to make changes. If the problems are not corrected within that time period fines should begin. A proposal for fines was made to begin at \$25. per day with a maximum charge of \$150. per week. Stan Fitzgerald made a motion to begin enactment of fines and Rob Hollister seconded the motion. It passed unanimously.
- b. Sandy Tabak made a motion to keep the HOA dues the same for this year without an increase. Stan Fitzgerald seconded the motion. It was passed unanimously.
- c. Rob Hollister made a motion to allow for a payment of \$60. for the fall plantings at the front entrance to Polly Meyer. Sandy Tabak seconded the motion and it passed unanimously.
- d. Adjournment: Sandy Tabak made a motion to adjourn the meeting and Rob Hollister seconded it. The vote passed unanimously.

Meeting was adjourned at 7:17 PM

