

Evans Mill HOA  
Board of Directors Meeting  
July 14, 2020

**Minutes:**

Location: Gazebo in the Common Area (due to Covid 19)

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

ACC Committee members: Gene Pascarelli

Guests: CJ Booker

Next Meeting: September 14, 2020

6:15 PM meeting called to order by Don Hopkins

**I. Minute reviews from May 4, 2020**

- a. Minutes approved by Don Hopkins and seconded by Rob Hollister

**II. Budget Review:**

- a. Rob Hollister presented financial report. There is currently a balance of \$30, 471.75
- b. Delinquencies: There are currently 5 properties in the neighborhood with delinquent accounts. Don Hopkins will contact Management Services to see if letters have been sent for those accounts.

**III. ACC report**

- a. There have not been any requests for approval for work projects at this time.
- b. There has been some work done on a property that did not request changes for approval. Some of this needs to be checked for compliance with storm water drainage regulations. The ACC committee will check on this.

**IV. Old Business:**

**1. Road Project:**

- a. The road project is complete with the exception of some utility work that will be done.
- b. There is a study being done by the City Engineers and DOT concerning the speed limit on Old Airport Road. Once the study has been completed recommendations will be made to the Alderman for final approval. No changes in speed limits can be done without this approval.
- c. Recommendations were made for signage by this Board: 1. Reduce Speed Ahead, 2. Children Playing, 3. A permanent electronic speed indicator sign. The Board would like 25 MPH throughout all of the neighborhood.

**2. Events:**

a. No events currently planned due to COVID 19 lockdown.

### **3. Capital Improvements:**

a. Topsoil:

1. A second load of topsoil has been ordered and is for use for all residents.

b. Electricity to the gazebo:

1. Management Services has the quote for electrical work for the gazebo. There needs to be a general contractor quote for some of the work to close in the ceiling area of the gazebo. The estimated cost is expected to be about \$4000 and will include the changes needed to move /lower the electrical box at the front entrance.

c. Access to Common Area:

1. Access to Common Area from Evans Mill Road was previously discussed to be a bridge over the ditch area. This has been changed so it will now be a culvert with top soil over it. Because this affects the ditch area the City needs to make recommendations per water drainage regulations. We are waiting on a response from the City of New Bern.

2. Signs to identify access areas to the Common Area from Evans Mill road and Old Airport Road have been delayed due to the virus shutdown. Don will check into the cost of metal signage.

d. Grass Cutting:

1. Don Hopkins will send out a request to owners for volunteers to help with mowing the Common Area, especially the ball field, between cuttings by the lawn service. He hopes it can be done on a rotating schedule with different owners assisting.

e. Refurbish the playground mulch and repair the ballfield backstop:

1. Don Hopkins will look into refurbishing the backstop and adding additional mulch /padding to the playground. He will purchase the supplies necessary for a work day to be scheduled in the future. The cost for this is estimated to be less than \$500.

f. Soccer goals:

1. New soccer goals will be purchased for the Common area. The cost is estimated to be about \$1000 for goals that will be sturdy enough.

g. Tables for the gazebo:

1. It was recommended and agreed that several new tables to match the existing tables are needed in the gazebo to allow for more seating. The wooden picnic tables will be moved to the playground area to give seating in that area. The cost for three new tables is estimated to be about \$800.

h. Sunshade / retractable awning:

1. There was a suggestion to look into adding a sunshade or retractable awning to the gazebo to give a larger area of coverage for sun or rain. This discussion was tabled until we have more information and accomplish the other changes to the gazebo first.

### **4. Community /Communications**

a. National Night Out:

1. The date was previously changed to Tuesday, October 6 but there is now discussion if it will take place this year. A decision is expected later this month.

b. Neighborhood Watch:

1. Neighborhood Watch is part of the National Night Out. There have been recommendations for us to participate. The Board is wondering if we really need this in our neighborhood. Opinions are welcomed.

c. Evans Mill Webpage:

1. We had previously decided to keep the current Webpage for another year and try to make it work. The software is outdated and attempts to make it work have not been successful. A new Website is needed. The cost for a newly designed Website will be about \$2000 initially and then \$400 to \$450 per year to maintain it. The Board agreed that this needs to be done.

**5. Community Improvement**

a. Management Services assisted in a community-wide survey of all properties and letter will be sent to each owner notifying them of the results. The letters are expected to be sent this month. Owners were reminded prior to the survey that they need to follow the HOA Guidelines.

**V. New Business**

**1. Events**

1. Summer Movie Night was discussed as a possible event once we have electricity in the Gazebo. The neighborhood will be asked for comments once this is possible.
2. National Night Out will be decided later this month.
3. Halloween Trunk or Treat will be discussed closer to the holiday to see if this is possible this year.
4. Annual Meeting needs to take place. This will be discussed at the next meeting to decide if it needs to be virtual or if we can have an actual meeting.

**2. HOA Board changes**

1. AJ Goodson was removed from the Board due to lack of involvement. A new Board member may be discussed to replace him. A letter will be sent to inform him of this decision.

**3. Committee Formation**

1. Common Area and Maintenance chair Scott McAllister
2. Website /Social Media chair Don Hopkins
3. Events no chair assigned
4. Neighborhood Watch no chair assigned.

**VI. Votes**

1. Purchase of picnic table for the gazebo: Motion made by Don Hopkins to purchase three more tables for inside seating at the gazebo. Seconded by Rob Hollister. Motion passed unanimously.

2. Mailbox paint color: Don Hopkins made a motion to accept Krylon hunter green as the mailbox color due to difficulty finding the previous color. Rob Hollister seconded the motion and it passed unanimously.

3. Money to be spent for projects: Stan Fitzgerald made a motion to spend the money needed to get projects discussed completed within the limit of \$10,000. Don Hopkins seconded the motion and it passed unanimously. Projects included in this expenditure: (1) The gazebo project for electricity and carpentry work and painting \$4000. (2.) Refurbish the playground mulch and improve the softball area \$500. (3.) New tables for the gazebo area \$800. (4.) Soccer goals for Common area \$1000. (5.) Web site design \$2000. All costs are estimated.

4. Don Hopkins made a motion to remove AJ Goodson from the HOA Board. Rob Hollister seconded the motion and it passed unanimously.

5. Meeting adjournment: Rob Hollister made a motion to adjourn the meeting and it was seconded by Stan Fitzgerald. It passed unanimously.

**Meeting was adjourned at 8:14 PM**