

Evans Mill HOA
Board of Directors Meeting
November 2, 2020

Minutes:

Location: 112 Evans Mill Road

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

Guests: Management Services: Amanda Brogan, Leslie Hawkins

Next Meeting: January 11, 2021

6:20 PM meeting called to order by Don Hopkins

I. Minute reviews from September 14, 2020 and Annual Meeting

- a. Minutes of last Board Meeting were approved by Don Hopkins and seconded by Stan Fitzgerald and passed unanimously in favor of acceptance.
- b. Minutes of the Annual Meeting October 10, 2020 were approved by Sandy Tabek and seconded by Stan Fitzgerald and passed unanimously in favor of acceptance.

II. ACC report

- a. Fence repairs at 121 Evans Mill were discussed and approved. The old fence was granted an exception to allow for five-foot height when built originally and the repairs were approved to allow for the same height.
- b. There have been some other outside changes being done on other homes in the neighborhood that have not gone through ACC approval. These homeowners will be contacted.

III. Road Project

- a. The new speed limit through Evans Mil is now 25 MPH and it is enforceable. It was approved to help decrease noise, decrease road damage from construction trucks, and the protect safety of residents in the neighborhood
- b. There have been complaints on the NextDoor app by residents in Blue Water Rise about the speed limit changes. Residents are reminded that this speed change only adds a minute on the time it takes to get through the neighborhood.

IV. Community Events:

- a. There was a discussion on community events for next year. Suggestions were made of a cook-off, food trucks brought to the neighborhood, and a local walk /race. No plans will be made until COVID 19 restrictions are changed.

V. Capital Improvements

a. Topsoil: The second load of topsoil has been delivered and needs to be used. There will be a date announced for it to be flattened in the Common area if not used by residents

b. Electric to gazebo: The electrical work is partially completed but there has been an issue concerning the depth of burying the lines. This will be resolved between the City of New Bern and the electrical contractor.

c. Refurbish the playground mulch and repair the ballfield backstop: Don Hopkins discussed the current work that has been done and the repairs to the backstop that still need to be done. He will need assistance /volunteers to help with that. The cost for the lumber to make those repairs has doubled since earlier this year.

d. Grass cutting: Don Hopkins reported that grass cutting by homeowners has helped to keep the ball field in better shape between scheduled cuttings by landscape crew. This effort has been appreciated by all who use the ball field.

e. Access Area Improvements:

1. Signs for the entrance to the Common Area have been completed and will be installed. Paint markings will be done before the installation and homeowners will be notified of those areas near their homes that may be affected prior to installation.

2. Bridge to Common Area: A bid from GP Construction has been received to build the bridge over the ditch at the side entrance on Evans Mill Road in compliance with drainage requirements for \$2250.00. There was a question wondering if this would have any effect on our insurance for the area. Vote was taken and passed to continue with this. See below.

f. Other projects: New playground equipment, soccer goals, playground padding, and lowering the meter at the front entrance have all been tabled at this time until we see where we stand with the budget for the next year once current projects have been completed.

g. Stop signposts: Painting to clean up the posts for the stop signs has been discussed in the past and the City of New Bern has informed us we can paint them, if we desire. This will be organized by volunteers when the weather allows.

VI. Community /Communications

a. Don Hopkins reported the website is nearly complete with just finishing touches needed. Input is encouraged from Board members and the community in general on changes that are needed. There was discussion of having a "Yard of the Month" to highlight landscaping by the owners.

VII. Old Business

- a. There have been no volunteers to serve on committees since the Annual Meeting.

VIII. New Business

- a. **Gazebo Project:** A bid was received to install a ceiling, reinforce all beams in the structure, and paint the structure for \$3700. A second bid was received to replace the roof on the gazebo for \$1900. to \$2200. There was a discussion that with the other work being done on the gazebo at this time a new roof is needed to protect that work. There was also a discussion of controlling the flow of water from the roof with either gutters or deflectors. Don will ask about this with the contractor. A vote was taken and passed to have the above work done. See below.
- b. **Mailbox Guidelines:** A continued discussion about mailbox guidelines in the governing documents was held. The conclusion was there needing to be clarification that mailboxes in the neighborhood need to be all the same design and color but do not have to be bought from Mr. Thayer. Any changes in mailboxes, other than those by Mr. Thayer, need to be approved by the ACC prior to those changes being made. An ACC request form needs to be filed.
- c. **Exterior Modification:** All homeowners must have changes to the exterior of their house approved by the ACC prior to making those changes. Don Hopkins will work on a short two sentence reminder to be delivered to homeowners reminding them of this. There have been numerous projects in the neighborhood that have been started without approval. Landscaping (addition of plants, mulching, pine straw, etc. except tree removal) can be done without approval.
- d. **2021 Budget Review:** Changes for the new budget were discussed and increases in the following areas were approved: Legal increased to \$2000., Website increased to \$600., Utilities increased to \$950. This was voted on and approved. See below.
- e. **2021 BOD meetings and event dates:**
January 11, 2021 BOD at 6:15
March 1, 2021 BOD at 6:15
May 3, 2021 BOD at 6:15
July 12, 2021 BOD at 6:15
September 13, 2021 BOD at 6:15
October 9, 2021 Annual Meeting
November 1, 2021 BOD at 6:15
Dates were voted and approved. See below

IX. Votes

- a. Gazebo project
Don Hopkins made a motion to do all the gazebo work for \$6000 with John C. Price. Stan Fitzgerald seconded it and the vote was unanimous.
- b. Bridge to Common Area
Stan Fitzgerald made a motion to approve the bridge project assuming there would be no impact on insurance costs. Sandy Tabek seconded it and the vote passed unanimously.

c. 2021 Budget

Polly Meyer made a motion to accept the changes for the 2021 Budget and Sandy Tabek seconded it. The vote passed unanimously.

d. Adjournment:

Don Hopkins made a motion to adjourn the meeting and Stan Fitzgerald seconded it. The vote passed unanimously.

Meeting was adjourned at 7:57 PM