

Evans Mill HOA
Board of Directors Meeting
May 4, 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: Scott McAllister, Mike Lynch, Gene Pascarelli

Guests: CJ Booker, Officer Scott Johnson

6:15 PM meeting called to order by Don Hopkins

I. Open Forum

- a. Officer Scott Johnson was present at the meeting as a community police representative and landowner in the neighborhood.

II. Minute reviews from March 30, 2020

- a. Minutes approved by Sandy Tabek and seconded by Stan Fitzgerald

III. Budget Review:

- a. Rob Hollister presented financial report. There is currently a balance of \$35, 163.06.
- b. Delinquencies: There are currently 8 properties in the neighborhood with delinquent accounts.

IV. ACC report

- a. There are several new owners of homes that have requested information concerning making changes to their property. Changes have been approved for 119 Evans Mill Rd.
- b. Tree and shrub plantings have been done at the entrance. There still needs to be planting done behind the brick entrance structure. Tree stumps have been removed. Changes to lowering the meter at the front entrance will be included with electrical work for the Common Area.

V. Old Business:

1.Road Project:

- a. Driveway concrete flares are currently being done with some homeowners parking in the Common Area.
- b. Lines on the road have been completed and though they are not even on each side of the road changes cannot be made now.
- c. Change in speed on the roadway needs to be approved by Alderman. Officer Johnson reported that until it is formally changed the new speed limit is not enforceable. Some of the 25 MPH signs on Evans Mill Road will be removed and used on Old Airport Road. There also needs to be a change in the City of New Bern sign as you enter the neighborhood to show a new speed limit.

2. Events:

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

3.Capital Improvements:

- a. Topsoil has been ordered. Thirty tons of topsoil is to be delivered to the Common Area for a cost of \$660. This is for use for residents and to fill holes in the Common Area.
- b. Management services is working up a quote for electric service to the gazebo. A second quote will be done for trenching.
- c. 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.
- d. 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.
- e. Playground area has been raked and filled by Don Hopkins and now appears to be much better. We are open to further suggestions of ways to improve the area. We are asked to make suggestions of ways to upgrade the playground equipment in the future. Suggestions concerning a sandbox and soccer goals were discussed and will be looked into further.

4. Community /Communications

- a. National Night Out: The date has been changed to Tuesday, October 6.
- b. Neighborhood Watch is part of National Night Out. A committee needs to be formed to help organize this.
- c. The neighborhood webpage is currently outdated. A recommendation was made to continue to use this for another year rather than spend the money to develop a new web page.

New Business:

1. Community Improvement

- a. Management Services is to assist with survey of the neighborhood and will send a letter reminding homeowners to be sure their property is following Homeowner requirements.
- b. Letters of violations will be sent, as needed.

2. Audit of HOA Documents

1. Management Services is currently downloading all HOA and ACC documents to have a complete file. ACC documents will be separated to improve access to them.

3. Solicitation Signs

1. A suggestion was made to post No Solicitation signs in the neighborhood. This will be discussed at a future date.

4. Closed discussion

- a. The Board held a closed discussion concerning a private issue. Don Hopkins made a motion to move forward with a fine if conditions are not met and it was seconded by Rob Hollister. It passed unanimously.

7:40 PM meeting adjourned

Next Meeting: July 13, 2020