Evans Mill HOA

Board of Directors Meeting

May 3, 2021

**Minutes:**

Location: Gazebo in Common Area

Present: Don Hopkins President, Sandy Tabak Vice President, Polly Meyer Secretary, Stan Fitzgerald Board Member, Mike Lynch ACC Member

Next Meeting: July 12, 2021

6:18 PM meeting called to order by Don Hopkins.

**I. Minute reviews from March 1, 2021**

a. The minutes were approved by Sandy Tabak and seconded by Stan Fitzgerald.

**II. Treasurer Report**

a. Rob Hollister was not present. No report was given.

**III. ACC Report**

1. No new requests. There was some concern that Management Services is not responding to the ACC requests made in a timely manner.

**IV. Old Business**

a. **Gazebo:** Work on the gazebo has been done. The ceiling has been enclosed and wiring has been done for new recessed lights and fans. There are also new outlets installed. The roof has been replaced and the structure has been tightened to make it sturdier. The electricity has still not been completed due to delays with meeting approval from the City of New Bern. Two new tables will be purchased, and the wooden tables will be cleaned up.

b. **Signs:** The signs for the entrance to the Common Area have been completed and we have the posts to install them. We are waiting for the ground to be marked to avoid underground structures.

d. **Website:** The website is 95% completed and will soon go live for a test period. The current Evans Mill website will be gone by July. Don has requested assistance from the homeowners to help manage the website, but no one has offered assistance yet. We are requested to make additions to the website once it is up and available. The suggestions were made for a “Pet Page” so people can list their animals and also a “Preferred Contractor” page.

e. **Business Vehicles:** No information was available concerning letters sent to homeowners concerning business vehicles parked in the neighborhood. Some of the vehicles have been moved.

f. **Annual Letter:** The Annual Letter has not been done. Don would like it to be sent with information about activities for the neighborhood now that we are gradually increasing the size of gatherings allowed.

g. **RV /Boat /Trailer parking**: Don spoke with the attorney (with a cost limit set for $500. expenditure) concerning the language in the covenants /by-laws and what has been allowed in the past. It is felt that we cannot begin to enforce something that has been allowed for more than two years. The allowance for people to have these vehicles will stay as written. What can be enforced is the appearance of the neighborhood is controlled by the ACC and recommendations can be made concerning appearance. More specific rules can be written for this.

**V. NEW BUSINESS**

**a**) **Mailboxes:** Several people have attempted to reach Mr. Thayer concerning mailboxes and he has not returned the calls. Don Hopkins reports that Garret Evans Lumbar carries the posts and Lowes carries the toppers that are required for all mailboxes. The neighborhood needs to be informed of this information and Mr. Thayer’s name will be removed from the new website as a contact person for the mailboxes. Residents need go through the ACC for all outdoor changes made to their properties.

**b) Common Area:** With the improvements made to the gazebo there will need to be a usage policy put in place on the new website for residents. There should also be a calendar, so people know in advance if someone is planning to use the gazebo area. There was discussion of the need for clean-up /repair to the playground equipment including the addition of more rubberized mulch. Some areas of the equipment need to be sanded and bolts need to be replaced. The swings may also need replacement. Don Hopkins also needs help with repair to the backstop.

**VI. Votes**

1. Don Hopkins made a motion to allow up to $250.00 to be spent for front entrance plantings and supplies to Polly Meyer. Sandy Tabek seconded the motion.
2. Adjournment: Don Hopkins made a motion to adjourn the meeting and Stan Fitzgerald seconded it.

**Meeting was adjourned at 7:17 PM**