Evans Mill HOA

Board of Directors Meeting

 May 2, 2022

**Minutes:**

Location: Evans Mill Common Area Gazebo

Present: Tim Tabak, President, Polly Meyer Secretary, Stan Fitzgerald, Treasurer, Jeff Bojonell, ACC Liaison

Next Meeting: July 11, 2022

6:02 PM meeting called to order by Tim Tabak

**I. Minutes review from March 7, 2022**

**a.** The minutes were approved by Stan Fitzgerald and seconded by Jeff Bojonell. A unanimous vote was received to accept the minutes.

**II. Treasurer Report**

1. Stan Fitzgerald reported he has been working with Management Services and trying to create his own spreadsheet. We do not have the April financial information yet.

**III. Old Business**

**a. Legal:**

 **1. Commercial Use**

a. A letter has been sent by the attorney to a property on Johnston Lane. The equipment appearsto have been moved, at this time.

b. The property on Stonewall Ct. continues to be in compliance.

 **2. Accessory Vehicles**

a. We are continuing to discuss guidelines for accessory vehicles in the neighborhood. Beth Atkins, Atty continues to work with us on the guidelines. Some areas that were discussed and suggested for inclusion in the guidelines are as follows:

1. The length of vehicles need to be clarified /decided

 2. Vehicles need to be licensed and in good repair

3. The possibility of using a fence to block the view of a vehicle was discussed.

4. Vehicles are limited to two axels.

5. Commercial vehicles that have been converted to private use are not acceptable.

**b**. **Mailboxes**

**1**. Tim Tabak has completed a mailbox post and has it standing by his garage for other board members to inspect. He has a parts list if someone is interested in completing their own mailbox post. Carolina Vinyl Products in Grifton, NC was mentioned as a possibility of a place to get parts for the mailbox posts. Tim Tabak will check on this.

**c. Trellis for front entrance**

**1.** We received ACC approval for the trellis at the front entrance. No further discussion was held on this at this time. There are other projects that need to be completed first and resources are limited. It will be discussed again in the future.

 **d. Picnic Tables**

**1**. Polly Meyer reported finding Life-Time picnic tables that will be available again soon. It appears that eight-foot tables may be easier to find. It was agreed that when available it should be purchased. A vote was taken. (See below)

 **e. Updated Email**

1. Polly Meyer reported that multiple emails have been sent to the property owners in the neighborhood. We have current/confirmed email addresses for all but 26 properties. She will continue to try to reach those property owners.

**IV. NEW BUSINESS**

1. **Architectural Review Policy & Procedure**

Jeff Bojonell reported that he has met with Scott McAllister and discussed function of ACC. The following points were a result of his meeting:

1.We both agreed the current HOA processes need improvement. This should be

an ongoing process.

 2. We both agreed the mission of the HOA (Board & ACC) is to; Protect

the Value of the Lots, Protect the Aesthetic Qualities of each Lot, Protect the Tranquility of the Owners.

3. We both agreed the need to have transparence and reciprocation between the Board & ACC in an effort improve the efficiency of the HOA and better serve us.

 4.We both agreed that having an SOP binder for both the ACC and Board would

 be a valuable tool.

 5. We both agreed that with regards to violations, compliance, enforcement

 matters after an ACC decision the ACC would send out the initial letters of notice

 with sanctions followed by the Board's letters if necessary or required. Tem-

 plated letters will be used for the notices. Implementing this process method will allow a two-pronged approach which would yield a better result. Current results in these matters have been less than satisfactory.

 6. We both agreed that past efforts by the HOA have been less that satisfactory

 which in turn has led the Owners to distrust the HOA. In short, the HOA currently

 has marginal credibility.

7. We both agreed that to gain the Owners Trust, Respect and restore

 Credibility, the HOA must work in a collaborative manor with integrity.

 8. We both agreed that Management Services has been weighed, measured and

found wanting. Their contract, conduct & services needs to be reviewed and evaluated as the HOA takes on more responsibility.

9. We both agreed that the current Evans Mill HOA website needs to be refreshed for content, ease of use, speed & value of the Portal.

**b. Letters**

Tim Tabak suggested that letters for mailbox problems, mowing of lots, and late dues notices need to be taken care of soon.

**c. Evans Mill Website**

Jeff also reported meeting with Don Hopkins concerning the website and he will work with the website designer about making some changes to improve ease of use. He requested that anything we would like to see on the website should be sent to him to use in his meeting about changes.

**V. Votes**

a. Stan Fitzgerald made a motion to approve a $300.00 budget for planting and maintenance of the front entrance. Jeff Bojonell seconded it and the motion passed unanimously.

b. Stan Fitzgerald made a motion to approve $600.00 to buy an additional picnic table for the gazebo in the Common Area. Jeff Bojonell seconded the motion and it passed unanimously.

c. Stan Fitzgerald made a motion to adjourn the meeting. Jeff Bojonell seconded it and it passed unanimously.The meeting was adjourned at 7:57 PM