Evans Mill HOA

Board of Directors Meeting

March 7, 2022

**Minutes:**

Location: Evans Mill Common Area Gazebo

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

Next Meeting: July 11, 2022

6:10 PM meeting called to order by Tim Tabak

**I. Minutes review from January 24, 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 to help organize financial reports for his understanding. We currently have a balance of $26,803.96 in our account. Thirteen properties have not paid their 2022 dues.

**V. Old Business**

**a. Commercial Use of Property**

1. A letter has been sent by the attorney dated February 23,2022 concerning commercial use of a property on Stonewall Ct. Improvements have been noted on the property and they have until March 9 to finalize their changes without further action being taken.

**b**. **Mailing Address**

**1**. We now have a mailbox and mailing address for Evans Mill HOA so that we can handle some correspondence without using Management Services. The new address is Evans Mill HOA, 2024 Waterscape Way, #334, New Bern, NC 28562.

**2**. Stationary has been ordered and is expected to be received soon. An Annual Letter will go out to all owners within the next month.

**c**. **Mailboxes** **and Posts**

**1**. Tim Tabak has received a mailbox post constructed by a local company. He does not feel it meets the requirements of the neighborhood and he has worked on improving it. He brought the post for examination by the Board, and all approved the new post. He has researched the cost of materials for the posts, and we were billed $150. for the post. His research indicates the materials run about $105 to $110. dollars each. There will be a labor cost to assemble the posts. He will continue to work on finding a solution for mailbox post construction.

**2**. Tim Tabak reports he now has two cases of spray paint in the color for the mailboxes for owners to use to repaint the boxes. This will be distributed to other Board members and owners notified they can pick them up for use once mailbox guidelines are developed.

**d. Accessory Vehicles**

Following a long discussion, the following recommendations will be sent to the attorney to begin the process of creating regulations for the neighborhood.

Accessory vehicles definition to include:

Recreational vehicles, campers, house trailer, mobile home, boats, boat trailers, jet skis, jet ski trailers, trailers both open and enclosed, minibikes, motorcycles, ATVs, golf carts, and vans.

No commercial vehicles to be parked anywhere in the neighborhood to include buses, trucks, vans, trailers, or other commercial vehicles with branding labels.

1. One accessory vehicle will be allowed per property to be parked outside. All other vehicles must be garaged or store off site.
2. All vehicles must be parked on a hard surface. If not the paved areas of the driveway the surface should be pervious to allow water drainage but not the lawn.
3. Vehicles are to be parked behind the front edge of the house structure or on corner properties the side edges of the house structure and within the minimum set-back limits of the property line.
4. Vehicles cannot have more than 2 axels.
5. Vehicles are limited in length to the length of your garage.
6. Bump-outs on trailers, mobile homes, and recreational vehicles may not be opened for more than three days.

**e. Trellis for front entrance**

1. We have received final approval for the trellis for the back side of the front entrance to help cover the electrical meter. Tim Tabak will help coordinate this work.

**f. Picnic Tables**

**1**. No picnic tables have been located yet for purchase for the gazebo to match the current tables. Polly Meyer will continue to look for them.

**VI. NEW BUSINESS**

1. **Architectural Review Policy & Procedure**

1. There was a discussion concerning difficulties with the current process for ACC requests. Jeff Bojonell agreed to work on this process and coordinate with the current ACC members for suggestions. This will be discussed at the next meeting.

Jeff Bojonell made a motion to adjourn the meeting. Stan Fitzgerald seconded it and it passed unanimously.The meeting was adjourned at 8:20 PM