**Evans Mill HOA**

**Board of Directors Meeting**

**January 16, 2023**

**Minutes:**

Location: 112 Evans Mill Road

Present: Jeff Bojonell, President, Alejandro Merizalde Vice President, Polly Meyer Secretary, Ray Whitby Treasurer, Nicole Lee, Committee Liaison, Don Hopkins internet /Social Media Lead, Gene Passarelli, ACC Chairman. Guests: Jo Johnson, Gewan Singh

5:32 PM meeting called to order by Jeff Bojonell

**I. Board Positions**

**a.** The following Board positions were reviewed and accepted:

Jeff Bojonell, President, Alejandro Merizalde, Vice President, Polly Meyer, Secretary, Ray Whitby, Treasurer, Nicole Lee, Committee Liaison, Gene Passarelli, ACC Chairman, Don Hopkins, Internet/Social Media Lead.

**II. Minutes review from November 7, 2022**

**a.** There was a motion to approve the minutes by Alejandro Merizalde and seconded by Jeff Bojonell. A unanimous vote was received to accept the minutes.

**III. Treasurer Report**

**a.** Ray Whitby reported there was $14,500. In the account at the end of December 2022. He has not yet received all the information he needs to create an Annual Budget, but he is working on it.

**IV. Old Business**

1. **Parking Rules**

There was a meeting on January 7 for all interested homeowners to further discuss the Parking Rules. Twelve lots were represented at this meeting. It was suggested that there be reference in the Rules that the parking of over four vehicles applies to permanent, not temporary parking. It was also suggested that since that rule is a City of New Bern rule the Nuisance Officer from New Bern police should be notified if that rule is broken. Reference to the City Ordinance should be made available on the Evans Mill website. Changes in wording to allow the ACC to approve parking on corner lots between the side of the house and the street with proper screening was discussed and suggested to be included in the rules.

A motion and vote were made and passed for the rules to be sent back to the attorney for final changes. (See below Votes) Once they are received back from the attorney a special meeting will be set to vote on the final rules.

1. **Mailbox Post construction**

Dale Holadia of WHPH Construction LLC has agreed to be available to help supply mailbox posts for residents that wish to purchase one already constructed. Information to contact him will be on the website. Current contact information is as follows: WHPH Construction, LLC, 816 Airport Road, 252-634-7911 or

[holadia@ suddenlink.net](mailto:holadia@suddenlink.net) or [owner@workhardplayharder.online](mailto:owner@workhardplayharder.online)

Residents may also construct their own posts using parts obtained in various places, but all must follow the guidelines presented in Building Guidelines of 2018. Posts shall be white and must have a round or pyramid shaped finial on top. There must be a paper box compartment. Numbers on the post are to be 4-inch brass numbers.

**c. ACC Review Committee Application**

A discussion took place on the new application form presented. Due to limited time available with the Chairman of the committee there were no definite recommendations. Several suggestions were made:

1. The ACC needs to request a specific time with the homeowner to return for inspection of projects.

2. A specific set-back needs to be discussed for fences since the City of New Bern does not consider a fence a permanent structure.

3.There needs to be a new form to show approval by the ACC for Parking Rules.

The ACC should meet and discuss changes to the new form within the next two weeks so this can be finalized. Jeff Bojonell will work with them.

**V. New Business**

**a. Use of Evans Mill Gmail**

Don Hopkins discussed the use of the Evans Mill Gmail address and the advantages of this to keep information in one central location. It would allow documents to be shared easily and can be set up to automatically forward information by use of key words in the subject area. Currently this email is available to the three voting Board members plus Don Hopkins.

Use of the Evans Mill website was discussed, and Alejandro Merizalde is working on trying to add the ACC Application form and Change request form so it can be accessed and filled out online. Texting ability through the website was also discussed.

Don Hopkins is also working on a survey to be presented to all homeowners to get basic information and ideas from the homeowners. The use of the Common Area is being discussed and this information will be helpful to that Committee.

**b. Miscellaneous**

Don Hopkins is interested in doing a Halloween event this year in the Common Area and is looking for involvement of the HOA.

Gewan Singh reported he has not been able to access the Portal through Management Services and has made several attempts to contact them without success. He is asking for help from the Board with this. Polly Meyer will contact Management Services for him and try to resolve it.

**VI. Votes**

**a.** Alejandro Merizalde made a motion to have the Rules returned to the attorney for changes in wording to indicate that the Rules are not applicable to temporary parking in the neighborhood. Also, the ACC will have the discretion to approve parking between the side of a structure and the road on corner lots. Polly Meyer seconded the motion and it passed unanimously.

**b.** Polly Meyer made a motion to adjourn the meeting. Alejandro Merizalde seconded the motion and it passed unanimously.

The meeting was adjourned at 7:55 PM

Next Meeting: April 17, 2023