**Evans Mill HOA**

**Board of Directors Meeting**

**October 16, 2023**

**Minutes:**

Location: Gazebo in Common Area

Present: Jeff Bojonell, President, Alejandro Merizalde Vice President (by phone), Polly Meyer Secretary, Ray Whitby Treasurer, Nicole Lee Committee Liaison, Gene Passarelli` ACC Chairman, Mike Lynch ACC Member, Don Hopkins, homeowner, Len Reason, homeowner

6:00 PM meeting called to order by Jeff Bojonell

**I. Minutes review from July 17, 2023**

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

**II. Financial Report**

a. Ray Whitby reported he has discussed with Management Services that late fees for next year will be twenty dollars plus 10% of the amount due for each month. We continue to have a few homeowners with consistently late payments for dues and other costs. Ray also gave a midterm budget showing $14, 033.02 of unbudgeted funds at this time. He suggested consideration of increasing dues for the next year once the discussion of projected costs for increased maintenance took place later in the meeting.

**III. Old Business**

**a. Parking Rules Hearing**

Mr. Len Reason presented his thoughts about receiving notification to have his trailer moved within thirty days. He was unhappy about the ruling, but he has arranged to comply with the ruling. He will not be fined, at this time. No further discussion occurred about the issue.

**b. Architectural Application Forms**

1. The new tree removal form was presented, and one change will be made to add a second signature line for ACC members. It was recommended that ACC note in the comment section that the approval is good for one year. The form was approved by all Board members, and Jeff Bojonell will send out copies of the approved form.

2. The new ARC application form was approved by all Board members for use by homeowners.

**c. Annual Meeting**

The Annual Meeting is this next week on Sunday, October 22 at 3:00 PM in the Common Area. Food is to be catered by Mario’s. We currently have over 35 responses to attend. Nicole Lee has offered for her husband to rent table and chairs for us from Cherry Point Base and he will deliver them Sunday morning. Arrangements for decorations have been made. We will have several canopies from homeowners set up for weather protection plus the gazebo. Don Hopkins volunteered to mow the area around the gazebo before the meeting. He also has a box of toys /prizes left over from previous Annual Meetings that can be distributed to children at the meeting. The agenda has been sent to Management Services and they will print agendas, minutes from last year’s meeting, and financial report for all who attend. There have not been any nominations for board member positions other than Jeff Bojonell. There is one voting vacancy on the Board and one ACC member is leaving so that position is open.

**d. Common Area**

1. We have not received information from Sean Vary concerning possible playground additions. Jeff Bojonell received an estimate from Mike’s Lawn Services to create a six-foot-wide gravel walking trail around the Common Area (about 1/4 mile) of $4000.00.

2. The current playground is becoming a liability for the HOA and needs to be removed, fenced, or repaired. Jeff will investigate costs for having it removed and will contact Sean Vary about his information to replace it.

**e. Evans Mill Neighborhood Maintenance**

1. There is discussion of having additional mowing done in the Common Area in the summer to have better use of that area. It has been done sporadically by homeowners but needs to be more consistent. Additional mowing will cost roughly $2880.00.

2. Front and Common Area shrubs have been trimmed once a year. It was discussed that it needs to be increased to twice a year which will increase costs to about $600.

3. Mulching the front area of the neighborhood has net been consistent and needs to be done regularly. That will increase costs by $4000 to $5000 per year.

4. Holiday decorations have been done for the past ten plus years by a homeowner. No other homeowner has offered to take over this responsibility. Jeff Bojonell will look into having Taberna or Carolina Colours possibly helping with this.

**IV. New Business**

**a. Home for sale:** There is a home for sale on Stonewall Circle.

**b. Wildfire Risk Assessments**: Tom Glasgow approached the HOA about the neighborhood participating in Wildfire Risk assessments for homes. This is being looked at by the NC State Forest Service. Individual homes and neighborhoods as whole would be evaluated for wildfire risk and assigned a quantitative wildfire risk rating score. Recommendations would then be provided to reduce risk levels. The HOA Board agreed to participate in this. Jeff Bojonell will contact Hannah Thompson-Welch with the NC Forest Service to inform her of our participation.

c. **Website:** There continues to be concerns about the amount of information available on our Evans Mill website. Board members receive frequent spam requests. It is suggested that this be discussed at the Annual Meeting and consider having a log-in for the website to limit information access.

**V. Votes**

a**.** Ray Whitby made a motion to adjourn the meeting and Nicole Lee seconded the motion. The vote was unanimous, and the meeting was adjourned.

The meeting was adjourned at 7:20 PM

Next Meeting: Annual Meeting: October 22, 2023

HOA Board Meeting: January 2024