**Evans Mill HOA**

**Board of Directors Meeting**

**April 15, 2024**

**Minutes:**

Location: Pavilion in Common Area

Present: Jeff Bojonell, President, Alejandro Merizalde Vice President, Polly Meyer Secretary, Scott Johnson ACC member, Gene Passarelli, ACC chairman. Hannah Thompson-Welch, Guest Speaker Wildfire Mitigation Specialist.

6:00 PM meeting called to order by Jeff Bojonell

**I. Minutes review from January 15, 2024**

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

**II. Financial Report**

Ray Whitby was not present. No financial report was received.

**III. Old Business**

1. **Common Area**

Alejandro Merizalde presented his new concept of walking paths in the Common Area, including a circular pathway around the perimeter with connecting pathways to meet in the middle. These would be six to twelve feet wide and made of crushed gravel permeable pavement. The playground area is moved to be closer to the pavilion. He has envisioned benches in several areas of the walking paths and possibly a small soccer field or volleyball area. There is to be a parking area near the main entrance driveway with a circular turnaround area. He presented three possibilities of playgrounds ranging in cost from $3500., $8600., and $14,300. He will research having this drawn up professionally so that actual costs can be determined. A suggestion was made that water access may be needed if future plantings are to be done and grant money may be available to help with costs.

**b. Front Entrance**

1. Mike’s Landscaping has been contracted to work on mulch and trimming shrubs at the front entrance. Trimming is to be done twice a year rather than once a year as done previously.

2. Polly Meyer requested $300.00 for plants and supplies for the front entrance area for the spring. The vote was passed unanimously. (See votes)

**c. Website**

Alejandro Merizalde reported the website is up and running with a new format.

**d. Mailboxes**

A letter will be sent out by ACC asking residents to keep their mailboxes and posts in good condition. Some people have had difficulty finding the posts for replacement and the recommended builder on the website has not responded.

**IV. New Business**

1. **Delinquent Accounts**

There appear to be eight lots with late payments for their dues according to the information from Management Services. It is difficult to see what fines, if any, have been charged to those accounts. Jeff Bojonell will ask Management Services to break down late fee charges in their accounting. Currently, the late fees are to be $20. per month plus 10% of the amount owed. For chronic late payments, there was a discussion to begin fines for not meeting Bylaws and Covenants which are currently $25. per day, $150. per week, and $600. per month.

1. **Reimbursement Module**

Ray Whitby previously suggested that we have a reimbursement form to be signed by other members of the Board when someone is asking for reimbursement for expenses. He was not present at this meeting. It will be addressed in the future and Jeff Bojonell will discuss it with Management Services. For now, emails asking for reimbursement will be sent to all Board members so they can approve.

1. **Wildfire Risk Assessment**

Hannah Thompson-Welch presented a program for our neighborhood to be involved in a fire mitigation program. The Croatan Area Fireshed Partnership is working toward wildfire resiliency surrounding the Croatan National Forest and Evans Mill is less than .6 miles from the Croatan. This program involves neighborhoods who are willing to work toward reducing their wildfire risks by making changes to their properties and being aware of fire-resistant materials used in landscaping and building. She offered suggestions and explained what would be needed for us to be involved in the program. The Board will consider her presentation and discuss how to present this to the neighborhood at a future date.

**V. Votes**

a**.** Alejandro Merizalde made a motion to allow costs of $300. for flowers and supplies at the front entrance by Polly Meyer. Jeff Bojonell seconded the motion and it passed unanimously.

b. Jeff Bojonell motioned to adjourn the meeting and Alejandro Merizalde seconded the motion. The vote was unanimous, and the meeting was adjourned.

The meeting was adjourned at 7:58 PM

Next Meeting: HOA Board Meeting: July 15, 2024