

**Minutes of the Board of Directors
of Bolin Forest Phase II Homeowners' Association
Wednesday, June 15, 2011, 7:00 p.m.
at the Home of Jim and Merrily Neill
700 Bolin Creek Drive, Carrboro, NC**

BOARD MEMBERS PRESENT: Jim Neill, Arlon Kemple, Meg Molloy, Anne Cole, John Rintoul

HOA MEMBERS PRESENT: Cathy Meerbergen, Steve Campbell

Approval of Minutes

The minutes of the previous meeting were reviewed, and upon motion duly made and seconded, were approved. The minutes will be posted to the Bolin Forest II Homeowners' website.

Maintenance of HOA Property

Jim advised the Board that he and David Cole had inspected the rotting landscaping timbers and the general state of disrepair of the stairs that adjoin the OWASA access easement at the end of Amber Court. Jim solicited three bids from landscaping firms for the replacement of the stairs. Of the three bids solicited, two firms (Piedmont Environmental Landscaping and O'Mara Landscaping and Lawn Care) visited the site and submitted quotes. The quotes were discussed by the Board in the context of what was known about each of the two bidding firms – both firms were known by various Board members and are generally well-regarded.

The Board discussed whether the HOA should simply remove the rotting timbers and grade the site rather than expending HOA funds to repair the stairs. The discussion considered the aesthetics of having stairs, the safety of walkers who access the HOA property adjoining Bolin Creek, the cost of replacement, and the burden on HOA members associated with having the work done by HOA members rather than a landscaping contractor.

The Board reviewed the amount in the HOA's reserve for repairs fund, and upon motion duly made and seconded the Board accepted the low bid of Piedmont Environmental Landscaping in the amount of \$1,731. Jim will notify both bidders of the Board's decision.

Treasurer's Report

Arlon advised that he met with Rodney Cain (previous HOA Treasurer) to gather the HOA checkbook and financial data for 2010 and the first 4 months of 2011. Although some expenditure information was missing, Arlon was able to reconstruct the check register and reconcile HOA records with the current SunTrust bank balance of \$3,058.93.

Arlon secured new signature cards from SunTrust. HOA checks are dual signature checks so Arlon and John signatures were provided SunTrust as authorized signatories on the account. Arlon proposed a budget for 2011. After discussion by the Board and upon motion duly made and seconded, the Board approved the budget with minor revisions and with the addition of an expenditure to replace the steps at the end of Amber Court.

Association Gatherings

The annual meeting was discussed and confirmed for September 10. Meg will coordinate with other HOA members, as necessary.

Dues Notices

Dues notices for 2011 will be sent out as soon as possible. John will prepare the notice. First notices will be sent via e-mail.

Architectural Review Committee

Anne Cole advised that a request had been made by Meg Molloy and Cameron Binnie to construct an 8 foot deer fence along the perimeter of their lot beginning at the back wall of their house. Elevation drawings were provided to the Committee. The Committee will ask Meg and Cameron to consult with their adjoining neighbors and to provide the Committee with any concerns that the neighbors might have before the Committee makes its final decision. Meg was present at the meeting and advised that some neighbors had already been consulted and the remaining neighbors would be consulted when they returned home.

Old Business Considered

Registered Agent. John reported that he has not yet prepared the updated registration application to designate Jim Neill as the HOA's Registered Agent. He will do so before the next Board meeting.

Website. Jim reported that he had dusted off the BFHOA II website and had posted the minutes of the last meeting. The HOA budget will also be posted.

Combined HOAs. No further action on this item from the May meeting was discussed.

Upon motion duly made and seconded, the meeting adjourned at approximately 8:15 p.m.