

Bolin Forest Homeowners Association, Phase II
Annual Meeting Minutes
October 28, 2007 5:00 pm
Amber Court

Present: John Woodson, Denise Corey, John Corey, Karen Long, Arlen Kemple, Hope Wyss, Paul Wyss, Ann O'Hale, Sandy Gillespie, Rob Ferguson, John Rintoul, Betty Rintoul, Tim Poe, Laurie Creech, Jim Neill, Merrily Neill, Victor Jimenez, Gloria Jimenez, David Cole, Anne Cole, Dan Schmidt, John Gallagher

1. Report of Land Use Task Force: Each household received a copy of the Land Use Task Force report and had opportunities to discuss it. Consensus was that it was straightforward. Thanks to all the task force members for their hard work. Task Force members were John Kessler, Victor Jimenez, Denise Corey, John Gallagher, Deb Ross and Meg Molloy. We are awaiting the town of Carrboro's continued efforts to place a bridge at the base of the steps at the end of Bolin Creek Drive. They have taken core samples of the earth in the vicinity. John Woodson reports that his conversation with David Poythress of the town planning board reveals that a plan exists to place a kiosk on the other side of the creek with information regarding trail use.
2. Common Area: Certificate of Use was reviewed. Common area is open to all four Bolin Forest phases.
3. New Legislation: The state legislature has passed law which mandates that building of "green" structures, such a solar panels, cannot be prohibited by Homeowners Associations.
4. Election of Officers: 2 board members terms have concluded. These are president (John Woodson) and secretary (Ann O'Hale). John Woodson has chosen not to continue on the board; Ann is willing to serve again. We thank John for his service. Karen Long moved that Ann be re-instated to the board and this was unanimously seconded by those present.
No one had volunteered for the open board seat prior to the annual meeting. Betty Rintoul graciously volunteered to fill the seat. John moved that Betty be appointed to the board and this was unanimously approved by those present.
5. Treasury report: Hope reported that we spent \$118.00 of the \$200.00 budgeted for the summer pot luck. \$450.00 had been budgeted for the annual meeting. \$30.00 was spent (paper products and soft drinks). \$200.00 was budgeted for the Christmas party. The HOA had \$1000.00 had been earmarked to hire a mediator should that be necessary. Betty Rintoul moved that this money be returned to the cash reserves as a mediator no longer seems needed. Victor Jimenez seconded and this was unanimously approved. Other continuing costs include mowing/trash removal. The mowers (O'Meara lawn care) remove the playground trash when they mow. As no mowing occurs in December-March, we need volunteers to remove the trash.
6. Trash removal: The following folks have generously agreed to arrange trash removal for the needed times:

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December—Poe/Creech household

January- Sandy Gillespie

February- Cole household

March- PaulWyss

7. Website: Jim Neill will update the website to correctly list current board members.
Please contact any of the board with any concerns.
8. Announcement: UNC and the Triangle Off Road Cyclists chapter of the Southern Off Road Bicycle Association have agreed to work together on the design, construction and maintenance of recreational trails in Carolina North.
9. New Neighbors: We have new neighbors on Amber Court. Rodney and Amy have bought the Frazier's former home. Welcome to the neighborhood!
10. Personal Announcements: Dan Schmidt is moving to Salt Lake City in January, 2008.
The Neill's will host their annual Caroling Party on December 23 at 6:00 pm. All are welcome.
11. The BFHOA Association Christmas Party is scheduled for December 16 (NOTE: DATE CHANGE DUE TO COMMUNITY REQUEST) so mark your calendar and more info is forthcoming.
12. Next board meeting is November 5, 2007, 7:30 pm at the Neill home.

Meeting Adjourned at 6:00 pm, and neighbors remained to visit and enjoy pot-luck.

Respectfully Submitted,

Ann O'Hale, Secretary

Addendum: The Christmas party will be on December 16, 2007 from 4:30-7:00 pm.
Heavy hors d'oeuvres and desserts. BYOB. Even numbered houses bring desserts.
Odd numbered houses bring hors d'oeuvres.

The next board meeting is tentatively set for January 9, 2008, at 7:30 pm at the Neill home.