

## BFHOA II ANNUAL MEETING

October 29, 2006

5:00pm at the Binnie/Molloy home on Amber Court

Dinner and Social following.

Present: Jim Neill, Beth Grabowski, Merrily Neill, Hope Wyss, Ann O'Hale, George Bernstein, Jan Owens, Karen Long, Terry Campbell, Cliff Haac, Erin Baldwin, Cameron Binnie, Meg Molloy, John Kessler, Bob Ross, Linda Haac, John Woodson, John Gallagher, Gary Giles, Laurie Creech, Tim Poe, Martha Giles, Nell Murphy, Al Baldwin

1. Thanks to Meg and Cameron for hosting this meeting in their home.
2. Board election. Welcome to the new members of the board as indicated by the vote of the members of the BFHOAII: Steve Campbell, Jim Neill. Hope Wyss has been elected to a second term. Ann O'Hale and John Woodson remain on the board to continue service.
3. Hope provided the Treasurers Report; attached. Short discussion re: use of discretionary funds. Any use of Association fees is directed by the Board and based on the BFHOA covenants.
4. Review of Board and Neighborhood Accomplishments over the past year:
  - A. Sidewalk installation from N. Greensboro Street to Stable Drive. Further sidewalk planned to Bolin forest/Bolin Creek intersection. Type of sidewalk to be addressed with TOC. Curb and gutter vs. similar to existing sidewalk from N. Greensboro to Stable Dr. Status of current bond allocation for this project unknown at present.
  - B. Reconstruction of steps at end of Bolin Creek Drive
  - C. Meeting with TOC Adams Tract Management Planning Committee effected with Trish McQuire, Anita McNair Jones and Drew Cummings to address concerns and needs of the neighborhood and to clarify Bolin Forest land boundaries. Plan includes building of a bridge at the base of the Bolin Creek steps across Dry Gulch Creek, possible in next 6 mos.
  - D. Lighting on Bolin Forest Drive. Additional street lighting with downward directed lights so improve safety of pedestrians without infusing light into homes.
  - E. October 2005 "Fact Finding Mission" re land boundaries and access to BFHOA common area. Found borders of Haac and O'Hale properties. Addressed issues regarding Bridge over Bolin Creek. Refer to website at <http://bfiihoa.org>  
Thanks for all the hard dedicated work by Cliff and John W. in communication with TOC attorney and the deed record office in Hillsborough.

- F. Task Force Created, headed by John Kessler, to look into neighborhood issues regarding land use and community land boundaries/intersections with Carrboro community at large. See email attached. Volunteers for committee is welcome. John states that the committee will stay within its charged boundaries, other items of information already stated will not be added. The responsibility of the Task Force is to the Board. This is an information gathering group, not a Policy Making Group. Anyone interested in communicating information or volunteering to the Task Force should contact John Kessler. The final report of the Task Force will be communicated to the entire membership. Every effort will be made to have a meeting of the entire neighborhood, similar to the Annual Meeting format, so all households are aware and involved in discussion/ dissemination of Task Force results.
  - G. Continued research into clarification of verbiage related in BFHOAII Covenants and Bylaws .Cliff has a meeting scheduled with attorney Caroline Karpinos of the firm Epting and Hackney on November 2 to have an initial (free) consultation regarding legal interpretation of language in Covenants and Bylaws. This work is not to overlap with the charge of the Land Use Task Force. A list of questions thought to need legal interpretation and estimated cost will be submitted to the Board. The new Board will communicate these to the Land Use Task Force determine how to proceed. See attached re: Cliffs appointment of folks to determine of which Bylaws may need communication clarification. Comment from floor (Meg): It is easy to amend Bylaws, difficult to amend Covenants). Question from floor (Merrily): how does outgoing board hand over work to incoming board? Committees are ongoing until they finish their charge; commutation with new representatives is on-going.
  - H. Mulch was delivered and spread to the path leading to the Common Area. The path and the playground were cleaned up. During the scheduled work day felled trees were cut up and firewood distributed to interested households.
  - I. ARC reviewed 3 applications. Of note, any major changes to landscape or Physical structures should be submitted to the ARC as required by the Covenants. Current ARC committee: Chair, Gary Members, Ann O'Hale and Victor Jimenez. Alternates Terry Campbell and Linda Haac. ARC forms can be found on the BFHOA website.
5. Cliff offered personal thanks for the opportunity to work with the neighborhood as a board member for the past 9 + years. Although the last few months have been difficult, he stated his continued hope that all in the neighborhood will strive to work harmoniously and to treat one another in a neighborly fashion. He expressed the hope that the new Board will strive to work harmoniously for the common good. We thank him for his service.

6. John K. asks that when Board members send emails they make clear whether they are speaking as Board Members or as individual homeowners. Bob requested that emails that are sent via list serve are clear as to intended recipients- BFHOA versus the larger community. Boundaries should be established regarding use of the BFHOA list serve.
7. Merrily and Jim Neill invite the community to their annual Christmas Carole sing, starting at their home at 6:00 p.m. on December 17, 2006. If you want your home to be “sung to”, contact Merrily. Christmas party to follow. Please bring a holiday treat to share.

Respectfully Submitted

Ann O’Hale, Secretary  
BFHOAII