Bolin Forest Phase II Homeowners' Association

Minutes of the Board of Directors meeting, Wednesday, February 16th, 2004, 7:30 pm

Board members present- Cliff Haac, Hope Wyss, John Rintoul, Gary Giles, Cameron Binnie.
Additional homeowners present: Linda Haac, Paul Wyss

Minutes
Cameron made a motion to accept the minutes of the January Board meeting. John seconded. The motion was approved unanimously.

Treasurer's Report
Hope reported that the HOA has $2741.81 in the bank. This is above the minimum bank limit that we get charged monthly fees. Twelve homes have not yet paid homeowners dues, and in one case is 2 years in arrears. Hope will send out a reminder at the end of February. Cliff said he will send out a President's message soon- probably this month. Hope also has a Treasurer's report on the way.

Banking
Hope did some investigation into alternative banks that would better meet our needs. Bank of America, our present bank, allows only 3 transactions per month then charges service charges. There is also a $12/mo. charge if the balance drops below $2400. For unknown reasons BofA did not have the appropriate signatures on file that are necessary to confirm authenticity of written checks. On the other hand, BB&T, CCB both allow 100 transactions per month. Hope will also contact Wachovia to see what they have to offer, decide which bank offers the best deal and make the necessary changes.

Insurance
Hope was successful in obtaining a copy of the policy from State Farm. The policy does not explicitly define what the common area is but it is clear that the common area is covered. Cost for $1 million liability coverage is $185. Officers insurance (for board members) could be added for $267. John talked to Nationwide who could offer a $1 million liability and $1 million officers' insurance package for $300. John will obtain a copy of this policy and the board will consider this option at the next Board meeting.

2005 Spring Work Day
A workday is set for Saturday April 30th. A rain date is set for the next day, Sunday 1st May. It was noted that the steps leading down the hill from Bolin Creek Drive need repair.

Social Function with Bolin Forest Phase I
Hope made the suggestion of making this a Bolin Creek Drive block party. This could be organized as neighbors as a grass roots effort. There was general enthusiasm for this proposal from the board. Amber Court and Millrock Court are of course invited but

rather than have the function down by the common area have the event on Bolin Creek Drive. We could contact Carrboro and have the street blocked off. We can pick a date, put up flyers. If the Board wants to give a donation this would be welcomed.
There is presently no Social coordinator (no-one answered the call for a volunteer prior to the annual meeting last fall) therefore interested persons are sought to get this going. In the meantime Meg Molloy will contact Erin Baldwin and Hope will also speak to Gray and Ginger to progress towards a plan.

Police Chief Update
Cliff had talked again to the Police Chief about what was going on regarding our concerns about unleashed dogs along Bolin Creek. Nothing substantial to report and we were asked to wait for another month.

Sidewalk
No progress to report. The town is moving very slowly.

Architectural Review Committee
Gary circulated a new Architectural review application form to the Board. This has been updated to make it more current, such as new phone numbers, and will be available on the website soon. The form asks for a comprehensive list of documents and plans and Gary stated that everything is relevant if it affects the value of your property in a meaningful way. If you have substantial changes to your house you will probably have professional standard drawings anyway.

Cliff suggested one way the board could address covenant awareness would be by instituting a “Good Neighbor Program”. Instead of addressing individual covenant issues, the Board with the help of the ARC could deliver a “Good Neighbor Award” to each household in PII that listed areas of compliance and areas for improvement.

Linda has created a draft guidance document that lists the history of the development of the neighborhood and the vision she sees for the appearance. She read the first part and will share it with Gary for further development.

The Covenants exist to maintain expectations and if they are not enforced they lose value. Gary pointed out that it is essential that architectural review has a positive feel. The Board is interested in enforcing the covenants however it does not want to become a police unit. There are a few homes that are not in compliance with the covenants although most are. The Board discussed the arrival of new neighbors Jim Symon and Beth Grabowski and the importance of welcoming them to the neighborhood. Cliff will arrange to do so on behalf of the Board.

Gary proposed a pickup sign for covenants so that prospective buyers or people wanting to sell their homes can pick up a copy. He also went to Duron Paints and picked up paint cards to see if it were possible to pick out which paint colors would be good or not good for external house colors. However this is a challenging task and

some appeal process will be needed. Light colors really stand out and are the most common mistakes. In general the more neutral colors are better. For homes overlooking trails more natural tones are also appropriate.
Hope pointed out the need for broad ARC input and that Ann O'Hale and Molly Drake must be consulted too. Linda will share her ARC guidance document with Gary, Ann, Jock and Molly and then ensure the Board sees it.
Cliff requested that the Guidance document be completed and returned to the Board and Gary will report on its progress at the next meeting.

Other Business
Prior to the meeting Hope was asked by a concerned homeowner about the mechanism by which the Board approves expenditures for non-routine budget items. The request derives from a $1000 donation made to a legal fund against the Pacifica development, and prior to Hope's membership on the Board. Interested persons are invited to review the minutes of the April 14th 2004 Board meeting on the Bolin Forest II HOA website (http://bfiihoa.org/Minutes.htm). Briefly, the Bylaws of the HOA permit a simple majority of the Board (i.e. 3 of 5) to make financial decisions.

Generally, this system works well: There are 5 houses represented on the Board and nothing can be done without agreement of 3 of them. Alternatives, such as the use of a supermajority (4 of 5 of the Board) for controversial items have been rejected as unmanageable, controversial expenditures have been very rare, and this is what the Board has been elected and empowered to do. Homeowner input is always welcomed. If the system is to be changed the Bylaws will have to be changed,

In this particular case (Pacifica) it was pointed out that a notice was put out one month in advance. It was also noted that one of the values of the expenditure was that it demonstrated that BFII and other neighborhoods would join together to respond to developments that are perceived as a threat to our neighborhood. At the time the Town of Carrboro was considering using the Adams Tract as a site for the Town's new public works facility. Access to the facility was being considered through Phase II of Bolin Forest connecting the end of Bolin Creek Drive to the public works facility. The Board felt that the potential increase in traffic and noise warranted a "shot across the bow" in terms of a legal challenge to the Board of Alderman's strict adherence to development review procedures generally. The Town has ostensibly dropped the plan for a public works facility on the Adams Tract. Possibly in recognition of the fact that adjoining homeowners' associations are willing to mount legal challenges if necessary. Perhaps Carrboro will think twice before putting the Public Works facility on the Adams tract.

Cliff suggested that the Board Members might want to review the Covenants and By-Laws before the next meeting.

Adjournment
Cliff made a motion to adjourn the meeting at 10:00 PM.
Cameron seconded. Motion was approved unanimously.