

Bolin Forest Phase II Homeowners' Association

Minutes of the Board of Directors meeting, Wednesday, April 6th, 2005, 7:30 pm

Board members present- Cliff Haac, Hope Wyss, John Rintoul, Cameron Binnie.
Absent- Gary Giles

Additional homeowners present: Deborah Ross, Meg Molloy

Minutes

Cliff made a motion to accept the minutes of the February Board meeting. Hope seconded. The motion was approved unanimously.

Maintenance of the property at the end of Bolin Creek Drive by Carrboro.

As reported in last month's Board meeting minutes, John recently discovered that a stretch of property from the end of Bolin Creek Drive down to Bolin Creek and extending itself 50 ft from the centerline of the creek into the common area is now the property of Carrboro. As the steps at the end of Bolin Creek Drive are in need of repair Cliff had taken the initiative to contact the town of Carrboro to investigate whether, as the owners of the property, Carrboro is willing to carry out repairs and maintenance. As a result of homeowner feedback it was decided that this issue should first be discussed at a Board meeting. John gave a brief review of the history of the property transfer (for details see BFIIHOA March 2005 minutes). A number of homeowners are clearly concerned about the possibility that Bolin Creek Drive could be extended across the creek into the Adams tract and eventually become a major traffic artery.

The homeowners association has long maintained this property so there was discussion about the pros and cons of a legal challenge based on a claim of adverse possession to reclaim ownership from Carrboro. It was recognized that ultimately this would be futile; if Carrboro wished to use the property it could simply condemn it and take possession. After lengthy debate the general opinion of those present was that the neighborhood would not pursue maintenance of the steps by Carrboro at this time nor pursue a challenge to the Town's ownership of the property. The Board may re-evaluate this again the future and will inspect the steps during the April 30 workday.

Post meeting note- Carrboro announced two public meetings seeking suggestions on the town's long-term masterplan for open spaces. These meetings were set for Saturday, April 9th and Wednesday, April 13th. Several Board members attended the first meeting. No firm plans have been announced by the Town regarding proposed uses of the Adams tract.

Budget

Hope reported that after fixed expenses (mowing, insurance and incidentals) the BFII HOA has a balance for 2005 of \$1127. There is \$2083 in reserve.

Cliff asked if the Board should set a target for reserves, and if so, how much? Cameron suggested setting \$3500 as a long-term goal. As only \$1100 is available per year for elective spending this is not a large sum and will make it a challenge to build up the

reserves. Cliff made a motion to set a target of \$3500 for reserves. John seconded. The motion was approved unanimously.

Block party

Hope reported that the organizing group for the Bolin Creek Drive block party had met and the date for the festivities has been set as Saturday, June 11th. The town has been contacted about the possibility of closing the street to traffic for a few hours. There was some debate about whether all of Bolin Forest phase I should be invited and whether phase II HOA should contribute financially when phase I was not. The Board discussed the potential advantage to building relationships with the larger Bolin Forest neighborhood, especially those who would be affected by extending Bolin Creek Drive into the Adams tract. By working to build a more cohesive neighborhood the Board hopes to have the good will and the support of other phases of Bolin Forest in the event the Town decides to pursue access to the Adams tract through Bolin Forest. The party organizers will determine how many Phase 1 neighbors can be invited. John made a motion to make a donation of up to \$200 to support the block party. Cliff seconded. Motion was passed unanimously.

Budget

Based on last year's expenses the Board agreed to set aside \$350 for the Annual meeting, \$50 for signs and \$200 for the winter party/potluck, and \$50 for pizza/drinks for the Spring workday.

An earlier request from Gary for approximately \$300 for botanical signs to be put up on the workday was rejected as too expensive. In order to cut costs the Spring workday this year will be a general cleanup and progressing on the nature trail using donated plant identification markers. Cameron will make up a joint Spring Workday/Bolin Creek Drive Block Party flyer and distribute to Phase II and 20 houses in Phase I.

Architectural Review Committee

Gary was not present to give his usual report, but in a note to the Board he reported that a homeowner had asked about installing a satellite dish. While he thought that it would be okay so long as an attempt was made to blend in to the existing structures or the natural environment. This could be accomplished by either painting to or use of foliage Gary was not sure that satellite dish approval by the HOA required Architectural review. The rest of the Board was of the opinion that ARC review was necessary. Cliff made a motion that the Architectural Review Committee covers satellite dishes. John seconded. Motion was passed unanimously.

Adjournment

John made a motion to adjourn. Cliff seconded. Motion passed unanimously. Meeting was adjourned at 10 PM.