

## Bolin Forest Phase II Homeowners' Association

Minutes of the Board of Directors meeting, Monday, August 8th, 2005, 7:30 pm

Board members present- Cliff Haac, Hope Wyss, John Rintoul and Cameron Binnie.

Board members absent- Gary Giles

Additional homeowners present- Meg Molloy

### Minutes

Cameron made a motion to accept the minutes of the June Board meeting. John seconded. The motion was approved 4-0.

### Treasurer's report

Hope reported that we have a total of \$4239 in the bank, \$1916 available for this year and \$2323 in reserves.

One homeowner still has not paid dues for this year. Hope will send another letter to prompt a payment.

### Homeowner meeting and election

The Bolin Forest Phase II Homeowners' Association annual meeting is set for Saturday, 8<sup>th</sup> October. The annual meeting traditionally includes a social event for Bolin Forest Phase II homeowners with activities for the kids, a meal followed by the meeting and election of the necessary number of Board members.

During discussion to plan this year's event it was mentioned that in a past meeting an entertainment slide was popular with the kids. Cameron will look into the cost of getting this again for the hours of 5-7 PM as entertainment for the kids. Cliff will look into options for Barbeque/pig picking and for neighbors wishing more vegetarian selection. Cameron will visit the Mediterranean Café. Beer and soda will be provided. This event is the primary business meeting of the Homeowners' Association and a great opportunity to meet your neighbors. While staying within the existing budget the Board intends to spend \$400-\$500 to support this important event. Therefore, these initial plans are subject to change depending on costs. The meal is scheduled for 6 PM with the meeting to start at 6:30 PM. This year's meeting will be held in the Amber Court cul-de-sac.

Two Board positions will become vacant this fall (John's and Cameron's) and will need to be filled. Bob Ross and John will send out an email to homeowners to solicit interest in individuals who would like to run for office. John will also go round the neighborhood within the next week to talk to people about running for office.

### Fall Work Day

This was tentatively scheduled for Saturday 20<sup>th</sup> October. Activities will be determined by the new Board. A path along Day Gulch Creek will be considered.

### Architectural Review Committee

As Gary was not present, Cliff gave a summary of the ARC meeting attended by Gary and Jock Wick at the Haac residence:

After consideration of the neighborhood history document created some months ago by Linda Haac, and also Gloria & Victor Jiminez's recommendations, they agreed that the ARC needs a more transparent process when reviewing proposals submitted by homeowners. They also liked the suggestion of an appeal process, where on non-approval of a proposal the homeowner could appeal to the HOA Board. They will create a vision statement for Phase II, and will proceed to finalize the architectural review process.

During the Board meeting it was mentioned that the purple house in Bolin Forest Phase I had been repainted and was now green.

#### Signage in the Common Area

New postings are needed for the signs in the Common area or along Bolin Creek. John will put some thought into these and present them at the next Board meeting. The town of Carrboro recently put up some signs near the common area reminding people to leash their dogs.

#### Adjournment

Cameron made a motion to adjourn. John seconded. The motion was approved unanimously and the meeting was adjourned at 9:15 PM.