

Bolin Forest Phase II Homeowners' Association

Minutes of the Board of Directors meeting, Monday, November 8th, 2004; 7:30 pm

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

Other homeowners present- Linda Haac

Meeting was brought to order by Cliff, who then welcomed Hope to the Board.

The Board discussed, nominated, and voted on new officers: The unanimous results are:

President	–	Cliff Haac
Treasurer	–	Hope Wyss
Secretary	–	Cameron Binnie
At large	–	John Rintoul
	–	Gary Giles

In addition Gary will continue to chair the Architectural Review Committee

Volunteers.

The board would like to thank those who have responded to the call for volunteer support for a number of additional needs.

Finance audit- Denise Corey. (Hope and John will meet with Bob Ross and Denise to ensure smooth transition of the HOA finances and audit requirements)

Municipal- Deborah Gallagher (Oversight of Carrboro/Chapel Hill activities with relevance to the neighborhood.)

Recreational Playground Monitor- Tim Poe & Laurie Creech (Signage, checking playgrounds for need of upkeep)

These positions are accepted with gratitude.

Insurance

It was mentioned to the Board that Gloria Jimenez was willing to survey the current coverage of liability insurance and make recommendation for change if needed. This offer was gratefully accepted. Insurance for bodily injury at the playground is already taken out. Personal liability coverage for board members may be needed. Hope will get the Insurance policy from Bob Ross and ask if Gloria is still available for review.

Treasurer's Report

Bob Ross, previous treasurer communicated that as of November 8th, the balance was \$2,325. One household still owes dues for '03 and '04. The only expense left for this calendar year would be winter party costs.

Caroling party

The Neill's will personally host a caroling party before Christmas. We understand that the caroling party will be open to all of Bolin Forest and perhaps others.

Winter Party.

There was a lengthy debate about the level of interest in a winter party this year and also how to include other phases in social events. Past winter parties have been well attended and enjoyed by many. The winter party is also an opportunity for us to get together in a pleasant social atmosphere and build friendships. Nevertheless it is a big commitment to plan and host one- we are not at this time aware of anyone desperately wanting to take it on for this year- and the issue of inviting some but not others from outside the phase has not yet been resolved. We agreed that due to space and budget constraints any winter party activities we sponsored this year would be limited to Phase II. Cold weather parties would essentially have to exclude inviting others from outside our phase due to probable overcrowding of someone's house. We also discussed options, including potlucks, selling tickets, and contributions from other Phases, that would allow us to include others in an outdoor event next spring or summer. Cliff offered to solicit interest in a winter party and made a motion to move on. Motion was approved unanimously.

Bolin Forest Drive Sidewalk.

The saga continues... Cliff went to the planning meeting held by the Town of Carrboro. A sidewalk (no curb & gutter) will be built on the South side of Bolin Forest Dr. from N. Greensboro St. to Stable Dr. (the entrance to The Cedars). This has been agreed before and is already funded. For the next segment (Stable Dr. to Bolin Creek Dr.) a curb & gutter was proposed by the engineering staff. This is not desirable because the appearance would be quite different from the first stretch, would involve more concrete and digging up of the resurfaced road. Gary will go and propose that the curb & gutter be removed and the sidewalk be built like the earlier stretch.

Architectural Review Committee

There was a considerable debate about the need and desirability of providing guidance related to the Architectural Review Committee reviews. In some developments the paint color options are specifically laid out in the covenants. In Bolin Forest PII the covenants do not specify color and the question of reasonable paint color comes through the Architectural Committee though dialog with the affected surrounding neighbors. In the absence of guidelines the opinion of what constitutes acceptable color is a subjective one, which is fine when everyone is happy- but in cases of disagreement subjective will undoubtedly be perceived by someone as unfair. (Gary did express a weariness of the disputes that his many years on the ARC had inevitably brought him into contact with.) A prime purpose of the ARC is to avoid disputes between households and to preserve home equity. We need to decide, as a community, what appearances we want to specify- vote on- so that the process is transparent, clear and fair to all. As a first step Linda and Gary will work to generate a mission statement for the ARC for future discussion by the neighborhood.

Future Board Meetings

John made the suggestion that the Board set the dates of the meetings for 2005 on the second Monday of each month, with exception for months in which there is a workday and February in which the 14th is St. Valentines day. This was agreed by all. The meetings will be as follows:

Jan. 10- at Rintoul residence
Feb. 15- at Molloy/Binnie residence
Mar. 14- at Wyss residence
April- 16 Spring workday
May 9- at Giles residence
Jun 13- at Haac residence
July 11- at Rintoul residence
Aug 8- at Molloy/Binnie residence
Sep- Fall workday- TBD
Oct- 10 (annual meeting?)- Wyss residence
Nov 14 - at Giles residence
Dec 12- at Haac residence

All Scheduled Meeting times are 7:30 PM unless otherwise posted.

December Meeting

The Board will have a December meeting to decide on what arrangements, if any, are needed for a winter party.

Adjournment

John made a motion to adjourn. Passed unanimously.