

## Bolin Forest II Homeowners Association

### Annual General Meeting

Saturday 9<sup>th</sup> October 2004, 7:00 pm.

Present: A majority of the 27 households had representation.

Cliff called the meeting to order, and gave an overview of the activities that had taken place during the last 12 months. These included:

Pacifica- a donation was made to the opposition fund. The development is proceeding.

Sidewalk- The Town of Carrboro has set a meeting date for 18 October 8-9:30 pm for the architect's proposal. (Bob Ross interjected that this process has been ongoing for approximately 4 years.)

As a result of the traffic accident involving Louise Camp a letter was written to the Dept. of Transport with the outcome that the trees on N. Greensboro St. were trimmed and a warning sign was installed.

A volleyball was installed, and horseshoe pits. (Children and adults from both Phase I and II used these with great enjoyment earlier in the day during the BF Olympics.)

Signs were installed down at Bolin Creek.

John Rintoul brought the leash laws to the attention of the Carrboro Police.

The Board was involved in a couple of neighborhood disputes- with intervention by the Architectural Review Committee.

John created and circulated a neighborhood directory. (John has created an updated version and a hard copy draft was available for each household to double check the data was correct. Members were asked to choose between receiving a paper copy, or a .pdf electronic version.)

Jim Neill set up a website- [www.BFiiHOA.org](http://www.BFiiHOA.org)

Paper reminders were sent to everyone reminding of the need to reduce traffic speed for safety reasons and also to avoid on-street parking.

Changes were made to the By-Laws, to split the offices of President and Treasurer, to adopt more modern methods of communications (email), more formalized meetings, and a new finance procedure. Some of these changes derived from suggestions from Meg Molloy about procedural changes to improve Board responsiveness to the neighbors.

#### Treasurer's Report

Bob Ross stated that there was \$2800 in the bank. One household still owes 2 years of dues. The income (27 houses X \$120) essentially equals the operating expenses of the Association. Bob is stepping from the board. Cliff mentioned that Bob has had a big impact the last 6-7 years. When Hurricane Fran hit many years ago the Association was not in such a good financial position and had no money to pay for clean up. Cliff presented Bob with a gift of thanks. (Gift had a distinct bottle-like shape, which caused some amusement to those present.)

#### Architectural Review Committee

Gary Giles briefly outlined the role of the ARC: any planned changes to the outside appearance of your property should be presented to the ARC. They will contact the surrounding neighbors and try to reach accord with all those affected. There is a form for ARC review and it will be put on the website for easy access. Because it is sometimes difficult to get hold of people 30 days is required in order to give feedback.

#### Elections

On Monday 4<sup>th</sup> October Cameron delivered a single election ballot to each of the 27 houses in Phase II.

Cameron stated that Board members are elected for 2-year periods. Three positions were open at this time- for the period of fall 2004-fall 2006. John and Cameron were not up for re-election. The Nomination Committee, consisting of Arlon Kemple and Meg Molloy, had met the previous weekend and after being informed that Cliff and Gary were running for re-election additionally proposed and confirmed the candidacy of Hope Wyss. Cliff, Gary and Hope were listed on the election ballot along with three blank spots. Cameron asked for nominations from the floor. There were none. The ballots were all collected. Cliff asked for a volunteer to count the ballots and Deborah Ross kindly agreed to collate the results. The results were that Hope, Cliff and Gary were elected to the Board.

The Meeting was then adjourned.