

Bolin Forest Homeowners Association, Phase II  
Meeting Minutes  
December 12, 2005 8:00 pm

Present: Ann O'Hale, Gary Giles, Steve Campbell, Cliff Haac, John Woodson, Victor Jimenez, Gloria Jimenez, Hope Wyss

1. Continued discussion of Certificate of Use Plan, use of common area land, restrictions of sewer easements. Only OWASA can stipulate use of sewer easement land. Continued concerns re: loose dogs and foot/bike traffic.
2. Cliff will add the question of whether common area land is for use of all of Bolin Forest or just Phase II to the path findings document. After Board review this will be made available to the BFHOA Phase II community for review. Question of who has liability for playground mishaps (if any). Belief is that NC law protects landowners from liability on land that is opened for public use.
3. Concern regarding publishing our banking information on our public website. John motioned that the secretary should send minutes to homeowners via email so that treasury info is not publicly listed on our website. Passed unanimously
4. Cliff will ask Jim to remove existing minutes from the website and to archive them.
5. John Woodson and Denise Corey will perform annual financial records audit as required in our by-laws (one board member who is not the treasurer and one non - Board member HOA member)
6. Jock and Molly have resigned from the Architectural Review Committee. There is no by-law statement regarding length of service on the committee. Victor Jimenez is interested in serving. Is anyone else interested in addition? Currently Ann and Gary remain on the committee. We need to decide whether a number should be assigned to how many folks can serve simultaneously and put our community views regarding the function of this committee is writing. Input welcome. Cliff moved that we ask of the BFHOA who is interested in the following committees:  
Architectural Review  
Nominating (time limited to elections)  
Events Planning (work days/parties)

Ann seconded. Anyone have other committee needs ideas?

7. We will hold homeowners dues at the current level of \$120.00 /household for the next fiscal year.
8. Previous goal for reserve fund was \$3500.00. This number was lowered to \$2500.00 related to issues of possible uses/ need for the higher number.
9. Winter Party. Saturday December 17 at 6:30, starting at the Campbell's and moving on to the Ferguson's for dessert. The Board will pay for the entrée and

BFHOA Phase II Meeting Minutes  
December, 2005

provide plates/cups/napkins, drinks and pizza for the kids.

10. For next meeting, think about

- Bolin Forest Phase II community values and how we want to put them into action. How do the BFHOA members want to proceed as a group?
- Common area signage and erosion control issues  
Might the town donate mulch to contribute to erosion control?  
The town does have an obligation to create paths per Trish McGuire but there is not time line set.
- What efforts do we want to /may we put into creek maintenance such as removing trees which have fallen in?
- Do we want to put up some obstruction around manholes to prevent dirt bikers from jumping them?

11. Next meeting is January 16 at 8:00 pm at Gary Gile's house. We hope to have a town representative to discuss plans for the Adam's Tract

12. Hope moved that the meeting adjourn at 10:10 pm. Cliff seconded and meeting adjourned.

Respectfully Submitted  
Ann O'Hale, Secretary