

## **Bolin Forest Phase II Homeowners' Association**

Minutes of the Board of Directors meeting, Monday, September 11th, 2004; 7:30 pm.

Board members present- Cliff Haac, Bob Ross, Cameron Binnie, Gary Giles.

Absent- John Rintoul

Other homeowners present- Hope Wyss, Jim Neill.

### Minutes

Cliff made a motion to approve the minutes of the last board meeting. Gary seconded. Motion approved 4-0.

### Fall Adult Wine & Cheese Evening.

Hope Wyss set the date for Saturday Oct 9<sup>th</sup>. Jim will create and circulate a notice with RSVP. Everyone intending to come is asked to reply so Hope & Paul know how many are coming and can purchase accordingly. This will not be a dinner but beverages (wine, beer, soft drinks) and snacks (fruit, cheese, crackers, cream cake). The Bolin Forest Olympics that will be held earlier in the day. Down by the volleyball court Cameron will organize games for kids and grown-ups. Hot dogs and lemonade will be provided. Games will include volleyball, horseshoes, badminton, obstacle races and other races (sack, 3-legged?). Kids interested in helping with organization and officiating are asked to contact Cameron (967-6368). There was discussion about asking the other Bolin Forest phases to this event- whether to invite all phases 1, 3 and 4. Asking them would be neighborly and would serve as a reminder that Bolin forest playgrounds need to be maintained. Cameron preferred to limit it to Phase I.

Hope mentioned that she had seen teenage boys getting rough on tire swings on the playground. Evidently lots of people think that it is a city park and not private property.

At the previous HOA Board meeting \$200 had been approved to fund the events. We are also obligated to have an annual business meeting where items such as officer elections are discussed. Cliff made a motion: to increase the fund allocation to \$375 (for the evening adult social and to additionally cover hot dogs, lemonade etc for the daytime BF Olympics), and to incorporate the annual business meeting into the first hour of the evening social, and to extend invitations for the BF Olympics to BF Phase I. The motion was passed 4-0.

### Saturday 9<sup>th</sup> October

Noon- 2 pm (weather permitting) Bolin Forest Olympics down by the volleyball court.

Games - (primarily for kids but for adults too), hot dogs, lemonade.

7 pm-8 pm Annual business meeting at the Wyss house 605 Bolin Creek Dr.

8 pm-10 pm Adult social evening at the Wyss house.

Hope will buy paper goods, beverages at Costco. Jim will print out invitations and deliver. RSVP to Hope & Paul by Monday Sept 27<sup>th</sup>.

### Elections

Elections are coming up. Not just the presidential elections- the Bolin Forest Phase II Homeowners Association board elections too! Elected terms are expiring for Bob, Gary and Cliff.

A nominating committee should look into good candidates so that we have broad representation on the board that reflects as diverse views as possible. After some debate the outcome was that Cameron will contact Meg Molloy and Arlon Kemple to see if they would be willing to act as a nominating committee.

### Finance audit.

Bob stated that an audit of the books should be a very simple procedure. Basically it is just a few checks paid each month. Under the new procedures we need a person independent from the finances to certify the books. The time to do this was estimated at roughly an hour. After discussion of suitable candidates Denise Corey was thought most suitable because of her banking background.

Cliff made a motion to ask Denise to certify the books. Bob seconded and the motion was approved 4-0.

Phase I- did not turn up again.

### Finance Report.

Bob stated that we have approximately \$2800 in the bank and \$360 dollars still to collect as dues. 25 of 27 households have paid. There are a couple of mowings left. Everything is going according to budget. There was an increase in the insurance cost from \$150 to \$185. This was the first rise in many years. Bob will schedule a mowing on Oct 8<sup>th</sup> so we are in good shape for the BF Olympics. Every year there are approximately 8 mowings. We should start next year with \$1000 in bank at least. This includes outlay for a holiday season (Kwanzaa/Xmas/Hanukah) party.

### Architectural Review Committee

Gary mentioned two items for review by the ARC. An extension to one house and the paint color proposed for another houses. Gary will visit and discuss with the homeowners concerned.

Bob stated that construction on the Pacifica development seems to have stalled at this time.

### Website

To cut down on the email traffic John would like the website set up that it automatically sends out an email only when there is a change, and only to those who sign up for this service. Jim can make the change on the website so you can "Click here if you want to be on emailing list."

### Volleyball court surfacing.

The Chapel Hill gravel on the volleyball court is not sand and is abrasive to unprotected skin. It is therefore not suitable for diving and landing on unprotected skin. Diving is not advised and long pants, sleeves are recommended. Although sand might be somewhat less abrasive, it would wash away quickly. A "professional" level volleyball court can cost over \$5000 and is not currently a budget priority. Gary suggested that by raking out the larger stones the court could be improved. He said he would take this on before the Family Olympics. Volunteers are encouraged to assist on the morning of the 9th or on your own schedule.

### Signs

A few signs continue to need replacing. Board members have been hearing lots of appreciation for the signs- People have been saying we have done the right thing. Arlon has stated that loose dogs seldom now come onto his deck. Jim also mentioned that he has not seen so many loose dogs. Cliff has one sign left. Need some new signs. We may need to change the message to keep it fresh.

### Fall work day

Bob asked if there was a need for a fall work day? Gary will put the lock box that he purchased for sports equipment in place. Jim mentioned that another tree fell down along the creek. With these items for maintenance needing attention there will be a Chainsaw and rake day put on the calendar for Saturday 16 October.

### Sidewalk

The town of Carrboro is supposed to arrange a follow up meeting to present their view on the sidewalk. Post-meeting note: Cliff emailed the town to get further information and was told the follow-up design presentation had been delayed until October.

Cameron made a motion to adjourn. Bob seconded. Motion passed 4-0

For news and information about the Bolin Forest II HOA, remember to visit the website at: <http://www.bfiihoa.org/>