

Bolin Forest Phase II Homeowners' Association

Minutes of the Board of Directors meeting, Monday, July 12th, 2004; 7:30 pm.

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

Other homeowners present- Jim Neill.

Approval of the June meeting minutes.

Cameron made a motion to approve the previous months minutes. Seconded by John. The motion was approved unanimously.

There was a general discussion about the need to educate the public that the greenways are not public property. There is a sewer easement/right of way on one side of Bolin Creek and Bolin Forest private property on the other side. Jock Wick has spray marked some of the invasive plants down by Bolin Creek so that they are identified.

BFIHOA

Representatives from the Bolin Forest Phase I homeowners association once again failed to turn up. Therefore the planned discussion of items of common interest did not take place.

Changes to the BFIHOA Bylaws.

A letter was mailed to each household by regular mail outlining a number of proposed changes to the bylaws at the July meeting and an invitation to present your views on the changes. Briefly, the changes were: for "Written notice" to include electronic mail; offices of treasurer and secretary must be held by two individuals; and a finance committee will be created to review the HOA finances. Discussion was brief, and Gary made the recommendation that we talk to John Woodson on the finance group as he has prior experience with this. Cliff made a motion to approve the bylaws changes. Cameron seconded. Motion was passed unanimously.

Signage maintenance.

John had contacted the Carrboro police chief to see what the Carrboro police can do to support public safety down by Bolin Creek. The Police Chief was familiar with the problems at the Phase 3 & 4 playgrounds but not at the playground at the end of Bolin Creek Dr. She would consult with the community policing specialist and the animal control officer and get back to him. There is a complication from the fact that on the OWASA side of Bolin Creek some of the land is Carrboro, some Chapel Hill and some county property. Since this is a popular bicycling area perhaps police on mountain bikes can patrol the area. There continues to be some removal of signs, but these are being replaced as necessary. We will wait to hear back from Carrboro and see what our options are.

Treasurer's report

12 out of 27 households have not yet paid their dues. Bob will send out reminder notices. There is \$2,400 in the bank and \$1,400 still outstanding to be collected. Approximately \$1,400 to \$1,500 will be needed for Spring, Summer and Fall mowing costs. The insurance bill went up from \$150 to \$185, the first increase in approximately 5 years. To help with budget forecasting and planning for a fall party Cliff asked how much was spent on last years winter party (the progressive party). The cost was estimated as \$400. There was discussion that for future winter parties people could BYOB and the HOA would provide soft drinks. There may be people who do not drink and do not want to subsidize alcohol and they would be more comfortable with this approach. For the wine & cheese adult fall social to be hosted by the Wyss family we could have a separate event for families and kids (BF Olympics)- sports, hotdogs and use of the sports equipment. Phase 1 and 3 could be invited to that.

In general, the board prefers to cut costs rather than raise dues. There have been no dues changes since 1997 so in terms of fiscal responsibility anyone looking at the record sees that they are reasonable. However we do want to support social events because it fosters community and neighborly relations. By having the socials each year at the same time it helps institutionalize them so they are looked forward to. However we also want to be frugal in order to avoid a situation like when Hurricane Fran occurred and there was no money to rent tools to remove debris. A review of the bank balance early next year will be carried out to evaluate the need for change in the homeowner dues.

Fall Social

The best dates for the adult wine & cheese adult social to be hosted by the Wyss family are Saturdays September 19, September 26, October 3 and October 10. Hope and Paul Wyss will pick out 3 dates and rank them when is the most convenient. Last year's expenditures were \$181 for the inflatable moon-walk, \$253 for beverages and \$575 for barbeque, for a total of about \$1,000. By cutting the BBQ and inflatable that much expenditure will be saved compared to last year's event. Cliff made a motion to provide wine beer and soda to this event not to exceed \$200. John seconded, Bob thirded. Motion was passed unanimously. Cameron will look into planning the above-mentioned BF Olympics to be held on the afternoon of the same day.

Gary made a recommendation that the sports equipment could be made easily available to all by buying a lockable deck chest and attaching it to the wood barrier bollards at the end of Bolin Creek Drive. Putting a combination lock would then make the equipment- volleyball net and badminton racquets currently stored with Bob- easily accessible to neighbors. They are not expensive- a Rubbermaid is about \$80 to \$100 and 4x2x2 feet. Cliff made a motion for Gary to buy one. Bob seconded. The motion was approved unanimously.

Website enhancements

Interested people can see the statistics on the number of people accessing the website by typing

<http://BFIIHOA.org/webstats/>

As always, homeowners are encouraged to keep abreast of BFII goings-on by accessing the website: <http://BFIIHOA.org>

There are new colors and graphics, so check it out.

John is working to create an email list of people who want to know when the website has changed. Everyone will have to option to receive all email messages from BFIIHOA such as meeting notices, or to receive only the notice of the annual meeting, which is required. The website will be set up so you can register your particular preference by clicking on one of two buttons. John will send out a prompt message when this is set up. Minutes from previous meetings will be listed in reverse chronological order.

Traffic Signs

There is a new 25 MPH sign on the Camps' property.

Sidewalk

Gary reported on the public information-gathering meeting for the Bolin Forest sidewalk held by the town of Carrboro last month. There was a recommendation to consider a small traffic island at the intersection of Bolin Forest and Bolin Creek Drive. This will separate the outgoing from the incoming traffic. The sidewalk will come down Bolin Forest Drive on the side of The Cedars down to the intersection with Bolin Creek drive. Cliff noted that unfortunately the town had not considered any of the design concepts that BF had offered last 2 years. Gary did a good job of putting forward good design concepts. The 10 year sidewalk plan does show sidewalks coming down Bolin Creek Drive, but there are no immediate plans to do this. Neither Phase 1 nor 2 want this. Two families from Phase 1 and one from Phase 3 also attended the meeting. No curb and gutter was our recommendation. The design engineer was there. The next step will be a meeting to review the designer's draft plans in the fall- probably September.

Amber Court intersection bushes

Jock Wick took a look at the bushes that block traffic vision at the Amber Court intersection and advised that they simply be trimmed down low. They will come back but just keep them trimmed below about 30 inches tall so vision is not impaired. Jim offered the use of his buck saw to accomplish the task and will contact the Wyss family.

Trees across Bolin Creek

Cliff talked to the public works director who advised that they be left that way. No action will be taken. We will continue to keep our eyes open for options in the future.

Additional business

The next meeting will be held September 13th at the Ross abode. This meeting will include final planning for the fall party.

Adjournment

Cameron made a motion to adjourn. Cliff seconded. Motion was passed unanimously.