

BFHOA II Meeting Minutes

January 15, 2007

7:30 P.M.

Neill home

Present: John Woodson, Hope Wyss, Ann O'Hale, Jim Neill. John Kessler, Steve Campbell

Meeting called to order at 7:35 P.M.

1. John W. moved to access previous meeting minutes. Hope seconded. Unanimously approved.
2. John Kessler presented current progress report of the Land Use Committee report. See attached. Comments: No member of the task force will have more than 3 tasks. Each member of the committee has a notebook with copies of the NC state law regulating HOAs. Members of the committee are John Kessler, Deb Ross, Meg Molloy, Victor Jimenez, John Gallagher, and Denise Corey.
3. The task force has spent \$150.00 to date for documents/copies. Ann moved that the BFHOA Reimburse for these expenses and Hope seconded. Item approved. Receipts will be submitted to Hope.
4. ARC. The Haac's fence building is progressing. Needs to be clearly within his property line. Ann, Gary Giles and Cliff met to review the placement of the fence.
5. A sign behind Karen Long's and Arlen Kemple's home states that land which belongs to them is community property. This will be corrected. Steve moved we take the sign down and Jim seconded. However Karen has asked since that time that the sign be altered to say "private property". This sign was originally placed in error. We must be vigilant in looking closely at what and where signs are placed.
6. Temporary approval of the budget pending completion of the Land Use Task Force report. See attached. John Woodson moved that we approve the budget and maintain the status quo regarding the bridge until the above is complete. Money for the committee will come out of long range planning fund. No further building or planting should be done without approval of the board. Nothing further should be added to or removed from the common area without approval of the board. Dues are unchanged. Will discuss at next mtg. the possibility of paying someone for trash can emptying at the playground (John Kessler has kindly been providing this service to date). We will also discuss the possibility of removing the trash can for a couple of months on a trial basis. We will also discuss adding fund to the common area maintenance budget for trash pickup. Hope will investigate private trash pickup. Jim will call the town re: trash pick up options. Steve will check into environmentally friendly trash cans. Hope seconded. Unanimously approved.
7. Everyone please bring calendars to February 5th mtg. to plan workdays. We will discuss erosion prevention/mulching/creek cleaning needs.
8. Policy re: open vs. closed meetings. Jim moved that all meetings are open. All homeowners are welcome. The board represents the homeowners. Steve seconded. Passed unanimously
9. Definition of open land versus common area. Discussion deferred pending report of Land Use Task Force.

10. Bolin Forest information sheet. Steve is still working on it. He plans to have it done by the end of February .(Refer to item 8 E in December minutes)
11. John W. emailed the names of current board members to the Town of Carrboro.
12. John and Steve have signed the signature card at Sun Trust per the banks requirement to have signatures on file for checking approval. (These are in addition to Hope's.)
13. Will discuss at Feb. mtg. how often the BFHOA meetings should be scheduled.
14. Next mtg. at the Neill home on FEBRUARY 5th at 7:30. All are welcome. Bring your calendars to plan workdays, party dates, and future mtgs.
15. Ann moved to adjourn, Jim seconded. Mtg. adjourned at 9:00 pm

Respectfully Submitted
Ann O'Hale, Secretary