

Bolin Forest Home Owners Association., Phase II  
Meeting Minutes  
August 28, 2006  
Woodson Home  
8:00 pm

Present: Tim Poe, Hope Wyss, Paul Wyss, John Woodson, Ann O'Hale, Cliff Haac, Linda Haac, Gary Giles, John Kessler, Joey Kessler, Victor Jimenez, Gloria Jimenez, Bob Ross.

1. May Minutes approved
2. Treasury: Current balance is \$4500.69, including the \$2500.00 reserve fund.
3. Bolin Forest Access to Common Area and Adam's tract discussion/review. Reference Oct 25 "Fact Finding Mission" on the BFHOA website @ <http://www.bfiihoa.org/CovenantsByLaw.htm>

The town is clearing land @ Dry Gulch Creek to connect to the steps at the base of the steps off Bolin Creek Drive. A plan exists to create a path for access from Pacifica. This plan can be found by going to the town of Carrboro website @ <http://www.ci.carrboro.nc.us> and clicking on Town Documents, then Adam's Tract Management Plan under Miscellaneous.

4. Cliff motioned that issues will be discussed amongst the board members for 15 minutes and then discussion would be open to all present. John W. seconded.
5. The current bridge over the creek near the playground is a single board. Concern raised regarding the safety of this crossing. Discussion of possibility of liability to HOA should someone get injured. The current bridge or no bridge at all are both less safe options than the previous bridge. We need to investigate whether our insurance might cover the bridge as well as the playground. Investigate posting signs stating "use is at own risk". Check N.C. law regarding freedom from liability related to public use of privately held land.
6. Discussion without resolution regarding the feasibility of fencing the area behind the Haac and O'Hale homes to protect access to common area.
7. Further discussion: playground liability. In the past we have investigated the need for a playground consultant. Our insurance carrier stated this was not necessary as the playground is small and we are adequately insured. The playground was approved at the time the subdivision was created.  
The creation of Adam's tract as preserved land is a great asset to the community. Increase in population density related to Pacific impacts our neighborhood. We need to work together as community for the good of the land and community. Concern was raised over poor communication amongst members of our community. We want to protect our property and still meet the needs of the community. We will continue to encourage the town to build paths and bridges

accessing the Adams tract away from privately held property. Some form of crossing has been across the creek near the playground for the past nineteen or so years. The far side of the crossing is property belonging to P.H. Craig. We need to be aware of boundaries in planning community transitions.

8. Cliff submitted that we need long range plan for land use/access and that a subcommittee of non- board members be charged with this plan, and to work on answering the questions raised in this meeting. John K. agreed to draft a preliminary statement.
9. Nominating Committee. We are required to give notice of nominees for board seats at least 15 days prior to annual meeting (which is OCTOBER 29). The nominating committee is composed of one board member and one non-board member. John Woodson volunteered to provide this service as a board member and will contact neighbors to fill the second seat by September 18<sup>th</sup>.
10. Next meeting is at the Wyss home at 8:00 pm on September 20, 2006. All are welcome.

Meeting adjourned at 10:15 p.m.

Respectfully Submitted  
Ann O'Hale, Secretary