

Bolin Forest Phase II Homeowners' Association

Minutes of the Board of Directors meeting, Thursday February 12th, 2004; 8:30 p.m.

Board members present-Cliff Haac, John Rintoul, Gary Giles, Bob Ross, Cameron Binnie.
Other homeowners present- none.

Traffic calming signage on N. Greensboro St.

Last fall, one of the neighbors (Louise Camp) was involved in a car collision while turning left from Bolin Forest Dr. onto N. Greensboro St. Bill Camp has asked the Board to pursue some action with the town to prevent future accidents from happening at this intersection.

Bob and Bill went down to inspect the intersection. There are cedar trees lining the road looking left onto N. Greensboro St., however the real problem seems to be a limited line of sight resulting from the curve and especially the dip of the road. (ie Removing the trees probably won't help. Cars are coming up a significant hill when driving North on Greensboro St. approaching the intersection.) The town has record of one accident in a recent 3-year period in the vicinity of this intersection. A survey last August indicated that the 85th-percentile speed for N. Greensboro St. near Hanna St. was 39.5 mph (speed 85% of cars were travelling at, or below). Exiting this intersection is clearly a safety concern, especially when turning left. Some sort of warning sign or sign to slow traffic is needed.

Outcome: Cliff will work with Bill to draft a letter to the DoT engineer in Greensboro asking for a sign or visual warning on N. Greensboro St. in order to slow traffic. Cliff will sign on behalf of the HOA.

Sidewalk along Bolin Forest Drive

A sidewalk along Bolin Forest Drive from N. Greensboro St. as far down as Stable Drive (the Cedars) has been funded by the town. In its original form the sidewalk has a curb and gutter. In order to preserve the "rural" nature of the path as much as possible Gary has requested the Town of Carrboro to eliminate the curb and gutter - the sidewalk would then be a 3 ft. grass strip and 4-5 ft. wide reinforced concrete sidewalk. (The curb and gutter would also necessitate cutting up and repair of the nice new asphalt, create a lot more concrete and would result in a drastic asymmetry between the curb on one side of the road and nothing on the other.) This change would look a lot better for us and would save money for the town. Gary drafted a letter which was signed by the Presidents of the 3 HO associations (I, II, Cedars). This item will be brought up by the Aldermen at the March 2nd meeting. Gary and Molly Drake will go along to support the cause.

At some stage we wish to continue the sidewalk as far as Bolin Creek Drive.

Treasurer's Report

The BF II HOA has \$2123 in the bank. John noted that the Bylaws require an annual, external audit of the books of the Homeowners' Association.

Dues notices will come out in a couple of weeks to the neighbors.

2001, 2002- all households paid. 2003- 2 households have not yet paid.

Bob also mentioned that our HOA dues have held steady at \$120 per household per year since 1997. Given that situation and in order to keep pace with rising expenses, maintain

adequate reserves and avoid special assessments, it is likely that we will need to consider increasing dues, beginning 2005.

President's message

Cliff will generate a STATE OF THE HOA message by the end of February. This will include a financial report.

Watch those (e)mail boxes!

Tree removal

There are a couple of trees that have fallen across Bolin Creek, including a very BIG one. Bob talked to Public Works and it is basically our responsibility. John did some research to investigate removal costs: \$3,800 to remove the tree and leave the root ball. \$5,800 to remove both tree and root ball.

Outcome: John will draft a letter to Chris Peterson (Carrboro Public Works) to see if the state will remove them. Particularly the BIG one.

Spring Workday

Mark your calendars:

SATURDAY 17TH MAY

Tentative date for the world famous BF phase II Spring workday. This will be a half-day (morning) work day- working on horseshoes pit, badminton/volleyball court and cleanup- followed by a social (hamburgers, casual lunch). Please plan around this day.

There was some discussion that in the past only the same, few households participate in the Spring Workday from year to year. It seems unfair that the same faces are the ones who enjoy this occasion every year while others seem to miss out every year on this opportunity to give back to the community. By advertising early we give early warning to the neighbors to be available at that time and spread the wealth. The Chapel Hill Coop Preschool has a song: "Clean up, clean up- everybody every where, Clean up, clean up- everybody do your share!" As the clean up needs to be done the only fair alternative is outsourcing- which will result in higher annual dues.

The Board will meet again in April to finalize plans and authorize spending for materials and food.

Deliberations

There is a recognized need for the Board to formalize decisions a bit more. No-one wants to get bogged down in procedure, but for important issues and especially when fiscal outlay is decided a Roberts rules procedure will be used with a motion and voting by the board. Results of voting will be recorded in the minutes.

Email

The Board discussed the appropriate use of the Homeowners' Association E-mail Distribution List. There was consensus among the Board members that the use of mass mailings should be kept to a minimum in recognition of the fact that most of us get too many unnecessary e-mail messages. Bob suggested that, rather than e-mailing Board minutes to the membership,

the Board should explore the use of a BF II HOA web site where the minutes of Board meetings could be made available to members who wished to review them. Upon motion made by John, and seconded by Cliff, the Board unanimously authorized Bob to explore the cost of establishing such a site.

There was some discussion and post-meeting email between board members about what to do in the interim before a website is available. While Membership meeting agendas and minutes would be sent to all homeowners via e-mail without limitation, households would opt-in on whether to receive agendas and minutes for Board meetings. As Cameron had not picked up on this from the meeting Cliff proposed a quick email vote for clarity (CB, BR, CH, GG for email minutes to homeowners, JR to ask homeowners whether they wanted them first). Therefore, minutes will be sent out routinely until the website is available.

The Board also discussed the use of e-mail communication among Board members. As a practice, any discussion of HOA business matters will be courtesy copied (cc:) to all Board members so that information is shared as expeditiously as possible. Motion by John, second by Cameron, unanimously approved.

The Board discussed the use of e-mail voting among Board members. Cameron expressed the view that any matter which required a vote ought to be voted on in an open, face-to-face meeting. Since this is consistent with the Board's current procedure, no further action was taken.

Monthly meetings

According to the Bylaws of the HOA, the Board is supposed to have monthly meetings. To comply with this requirement, the Board agreed to meet on the second Monday of every month at 7:30 p.m. In those months where there are no agenda items to be discussed, the President of the Board will solicit a formal meeting waiver from the other Board members via e-mail. If a meeting is necessary, the Board will advise the members who have opted to receive notice via e-mail, or post the agenda on the website. Cameron expressed his preference for a second option. The Board should meet when there is a need - not because of a calendar requirement that has historically been ignored. This latter option would also cut down on email chatter from the Board to homeowners. John pointed out that this option would require an amendment to the Bylaws which appears to require a two-thirds vote of the entire membership. Cameron indicated that he would be willing to walk door to door to solicit votes from the membership in an attempt to secure a change to the bylaws. A decision was not made but John will check to see what procedural hurdle is necessary in order to amend the Bylaws.

Proposal for Communication Guidelines

Due to the late hour, discussion of Meg Molloy's proposal (circulated with the meeting notice) was deferred to the next meeting.

A motion to adjourn was made by Cliff. Unanimous second, and unanimous affirmative vote. The meeting was adjourned at 10:30.