

Bolin Forest Homeowners Association, Phase II  
Meeting Minutes  
November 21, 2005, 8:30 p.m.

Present: Gary Giles, John Woodson, Hope Wyss, Ann O'Hale, Victor Jimenez, Terry Campbell, Gloria Jimenez, Al Baldwin, Bob Ross, Cliff Haac

1. Welcome to new board members, John Woodson and Ann O'Hale
2. Cliff moved meeting minutes of Oct 22, 2005 be approved, John seconded.  
Motion carried.
3. Meeting minutes of annual meeting have yet to be received. Cliff will remind John Rintoul.
4. Treasury report submitted by Hope.
  - \$2300.00 is in reserve account
  - \$187.62: one more grass mowing this season
  - \$250.00 allocated for Winter Party
  - \$50.00 allocated for board incidentals
  - \$50.00 allocated for common area signs

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  - \$151.98 Projected year of end balance
5. Winter party: Expenses are paper goods, drinks, pizza for the children and meat for a main course. Terri Campbell volunteered her home for the dinner portion of the party. Hope reported that Sandy Ferguson was willing to host the dessert portion. The party will be held on DECEMBER 17 beginning at the Campbell house at 6:30 pm The kids can hang out at Sandy and Rob's basement with pizza and soda. Their son and a friend will be there to supervise.
6. Jim Neill asked that his and Merrily's annual caroling party be announced. The date is Dec. 18<sup>th</sup> at 7 pm. Party is for phase I and II and friends. Bring a snack to share. This is not a HOA sponsored event; we are just sharing information.
7. Future board meeting schedule:
  - Dec 12 at 8:00 pm at John Woodson's house
  - Jan 16 at 8:00 pm at Gary Giles'
  - Feb. 13 at 8:00 pm at Cliff Haac's
  - March 13 at 8:00 pm at Ann O'Hale's
8. From now on the Secretary will send out emails with date and agenda of meetings to interested homeowners. Once she receives a copy of the roster she will poll the neighbors to see if they want to receive these emails.

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9. Trish McGuire of the Carrboro town planning committee has agreed to meet with us regarding the town's 5 yr. plan for the Adam's tract. Hope will call to inquire if she will be available for our January meeting, and if not, when.
10. Annual audit: Bylaws require that one board member who is not the treasurer and one non board member will audit the books yearly. Denise Corey and John Rintoul had agreed but have been unable to find time. John Rintoul is no longer on the board. John Woodson will contact Denise to set up a time.
11. Hope reported that no minutes exist in our archives for the period of 1989 to 2002. If any one has copies please submit.
12. Checking account: Bylaws require 2 signatures, one to be the treasurer and one to be President, or if he/she is unavailable, Vice President. Cliff, Gary and John W. asked to sign signator cards which Hope provided.  
  
We need new checks. Checks from Sun Trust would cost \$100.00  
Checks from Check gallery on line would cost about \$15.00. Hope has done business with the latter with satisfactory result. Decision to use Check Gallery.
13. The HOA has a seal which is missing. Not necessary as matter of law per John Woodson. Bob Ross will look to see if he has it.
14. Discussion of lighting on Bolin Forest Drive: David Poythress of Carrboro Facilities Department called Cliff re the need. Actually this is a decision more appropriate to Phase I which includes Bolin Forest Drive. Cliff will respond to David that there is concern about difficulty in seeing pedestrians on this road in the dark and fear that too bright lights will shine in to homes, but that homeowners along the road should make the decision.
15. Question was raised by Bob Ross if anyone knows who is taking a short cut behind the stop sign on the corner of Bolin Forts and Bolin Creek, leaving tire tracks in the sod. No one knew.
16. Discussion Pedestrian Access to Common Area: Concerns include erosion and damage to the area, increasing dirt bike damage and projected increased traffic as Pacifica development continues. Part of the current path is on Ann O'Hale's

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property. Discussion of mulching path to decrease erosion, getting town help to redirect path at foot of current stair to bypass private property. Another option is to re-direct foot traffic to Dry Gulch path. This would still require crossing Ann's land. Ann has not minded all neighbors from crossing her property heretofore but this might be increasingly cumbersome and damaging with increased population density/use. Bob stated we need to be pro-active in addressing traffic and soil protection issues. Al suggested we investigate working with Carrboro and Chapel Hill to provide more parking off of the high school road to access the green space around Bolin Creek.

17. Need to get definitive answer as to whether common area access is guaranteed to all phases of Bolin Forest or not. No way to know who is part of BF and who is not.
18. Al suggested we would be more equipped to make decisions with the information we hope to get from Trish McGuire and the planning department
19. Town of Carrboro has stated they plan to fix the steps in the green space between the O'Hale house and the Kemple-Long house.
20. Discussion as to possibility of making manhole covers less accessible to bikers such as trimming down dirt surround or putting other obstructions around them. Victor felt this would not keep bikers from using these as jumps.
21. Victor says he has volunteered to be on the Architectural Review Committee. The Board felt that all who would like to serve should be able to do so as a way to encourage participation in the HOA and increase satisfaction with decisions made. The Board will take the matter up at the next meeting.
22. December meeting issues: Signage directing people to use Dry Gulch Creek path, methods to deal with erosion on the path to and in the common area and discussion of neighborhood values and mission; Architectural Review Committee.
23. Ann moved meeting be adjourned at 10:35 pm. John seconded and meeting adjourned.

Respectfully submitted  
Ann O'Hale, Secretary

