

## **Bolin Forest Phase II Homeowners' Association**

### Minutes of the Fall Party business meeting, Sunday 19<sup>th</sup> Oct, 2003

Present: 22 of the 27 households in Phase II. Board members-Cliff Haac, John Rintoul, Gary Giles, Cameron Binnie. Absent- Bob Ross.

#### Brief year summary

Cliff gave a brief summary of HOA election of the board members from earlier in the year.

#### Treasurer's report

Bob was not present to give a detailed report. Cliff stated that approximately \$4,500 was left after expenditure on mowing. \$1,000 has since been given to the Pacifica legal action.

#### Neighborhood Directory

John described the neighborhood directory that he prepared. A response was received from all 27 phase II households. Only Phase II households will be included in the directory at this time. He will deliver to households that did not pick one up at the party. If there is an initiative to merge with Phase I or to share directories then we can think about extending the directory to include these houses then.

#### Holiday Party

The Holiday party is set for Sunday 14<sup>th</sup> December. This will be a Progressive Party hosted by 3 households: Schmidt/Cordero, Wyss, and Binnie/Molloy. These 3 households will get together to decide details (time, who hosts appetizer, entrée and dessert courses). The HOA will provide beverages and either entrées or entrées-funding. A sign-up sheet will be circulated to non-hosting neighbors to provide potluck appetizers and desserts.

#### Architectural Review Committee

Gary presented the role of the architecture committee. The committee reviews submitted requests for appearance change and contacts adjoining neighbors affected by the request. They are a talented group: Ann O'Hale, Molly Drake, Jock Wick and Gary Giles- so please take advantage of their expertise. They may be able to offer suggestions for improvements to your proposal. Copies of the form were available for pick-up and can also be obtained from Gary Giles.

#### The Covenants

The legal version of the homeowners' covenants is recorded in the Register of Deeds Office in Hillsborough. A plain-English vernacular version with some proposed changes also exists and was distributed to the homeowners earlier this year. A plain English version (without changes) can be distributed to the neighborhood. Earlier in the year there was debate about updating the covenants. Due to the complexity of the specific changes and to allow proper discussion it was decided to defer this issue to a future scheduled public meeting of the board where there can be sufficient debate. Any changes will have to be approved by a quorum. Copies of the covenants can be obtained from the board members.

### Pacifica

Cliff gave a brief overview of the Pacifica development. The Carrboro Board of aldermen approved Pacifica some time ago. A legal action has been brought by homeowners in Hanna and Watters streets against the town of Carrboro over the approval of Pacifica. The BFP2HOA board, by majority decision, approved a donation of \$1000 to the legal action.

John outlined that a proposal existed to add the BFP2HOA name to the legal action. His position was that there was little benefit to this approach but some potential risk. John's opinion, based upon experience, was not to add our name. After some debate, Cameron made the motion not to add the HOA name to the legal action. This was seconded by Cliff, and with the assent of the homeowners approved by the 4 attending board members.

In further debate relating to Pacifica, a homeowner expressed opinions about the approval process for the \$1000. It was asked how the donation had been approved, and the need was stated for greater openness and input from homeowners into fiscal decisions of this kind. However, it was also stated that it was okay for the board to do their job- that is what they were elected for. A discussion followed and Cliff explained how the decision had been made and stated that the board would encourage more participation in the decision making process. John stated that one aim of having email addresses for everyone was in future to be able advertise board meetings and agendas beforehand, in order to facilitate homeowner input and knowledge of ongoing items of interest to the homeowners.

One final opinion suggested was that possible future extension of Bolin Creek Drive was the greatest concern to the neighborhood. We need to positively engage the Carrboro aldermen as much as possible, think about picking our fights, so that if Bolin Creek comes up we "keep all our marbles" for that one. (No scientifically valid vote on this one- just a lot of nodding heads.)

### Cedars Sidewalk

In June, the board of aldermen approved funding to build a sidewalk along The Cedars side of Bolin Forest Road, extending from Stable Drive to North Greensboro Street. This will be 3 ft grass, 5 ft sidewalk, with curb and gutter, according to Town staff, and will add a much needed element of pedestrian safety to a potentially dangerous roadway, especially for schoolkids. Please note, that this initiative did not just happen. The BFP2HOA board has had numerous and sometimes contentious discussions with the developers of The Cedars over their use of "recreational amenities" and the town. The hope is that this will be the first section of sidewalk that will ultimately extend the entire length of Bolin Forest Road.

Molly Drake will check on the design with Mr. Peterson of the Carrboro Town Staff. Work will probably commence end of January.

### Workday

A fall HOA workday has tentatively been scheduled for Saturday, November 8<sup>th</sup>. John will get an estimate on removal cost for the huge fallen tree that spans Bolin Creek. Details will be advertised.

### Noise

A request was made for reasonable and neighborly behavior when making noise. Consider those around you and the time of day when using loud devices such as leafblowers, chippers, etc. Please take suggestions to Vicki Shields (705 Bolin Creek Drive, 968-2173). Viki will provide recommendations to the board.

### On-street Parking

On street parking continues to be a safety problem. When cars are parked so that bottlenecks are created the chance of collision is increased and emergency vehicles can be blocked, which is an unacceptable hazard and potential liability. PLEASE AVOID ON-STREET PARKING. Different opinions were expressed about whether on street parking can be restricted within Carrboro. Cameron will check with Carrboro police. In the meantime, Cliff will look into courtesy HOA parking tickets. **Remember, as well as being a condition specified by our Covenants this is a safety issue.**