

Meeting Minutes
Bolin Forest Homeowners Association, Phase II
Special Meeting
October 20, 2005

Present:

Hope Wyss, Gloria Jimenez, Ann O'Hale, Tim Poe, Cliff Haac, John Woodson, Gary Giles, Denise Corey, John Kestler, Bob Ross, Victor Jimenez, Steve Campbell, Terry Campbell, Al

Item I. Discussion:

Public access via Bolin Forest Homeowner property to Bolin Creek has been increasing and is likely to increase more with the Pacifica development. Need to protect our common areas as traffic increases. Also continued concern regarding unleashed dogs in the common area. Question as to whether to move the foot bridge further south (towards Estes Drive) to redirect traffic. Suggestion also to redirect traffic to path along Dry Gulch Creek and away from property privately owned in Cliff's and Ann's backyards.

Some sort of crossing at the current site has been in place for about 17 years. Do we have the right to move it? Is there liability to the HOA with the bridge as currently placed?

Cliff's concern is with people crossing across his back property to get to the greenway and littering in that area.

Suggestion made that the path should be moved further to the right of current location to continue access but not on private land. Cliff reported that he had called Roy Williford, Carrboro town planning director, who had reportedly also talked about this with Mike Broder, Carrboro Town Attorney. A map was distributed of Bolin Creek, Dry Gulch Creek and adjacent properties. The town of Carrboro has a 25- 50 foot easement measured from the center of Bolin Creek. We are unsure of the easement around Dry Gulch Creek. John Woodson will go to the Register of Deeds Office to get an official plat of Bolin Forest to attempt to answer easement and property line questions.

Further discussion involved the meaning of the easement- is this land the property of Bolin Forest HOA? The belief is that the town has use of the land but the land belongs to Bolin Forest HOA.

The steps from Bolin Creek Drive down to the creek are owned by the town. The town plans to improve the steps and access to the greenway.

Pedestrian easement and sewer easement lines need to be established. Concerns raised that Bolin Forest HOA should not change traffic pattern in a way that is perceived as confrontational and non-welcoming to the community.

Hope stated that Trish McGuire, town planning director, is willing to come to a HOA meeting to explain town plans for the steps and greenway.

The group decided that a daylight view of the area being discussed would be helpful. It was agreed that members would meet at 9 am on Saturday Oct 22 to look at the site. Cliff would send out an email to that effect.

Item II. Election of Board Officers

President: Cliff Haac

Co- Vice Presidents: Gary Giles
John Woodson

Treasurer Hope Wyss

Secretary Ann O'Hale

The meeting adjourned at 10:30 pm
Next meeting time TBA

Respectfully submitted, Ann O'Hale, Secretary