

General Meeting Agenda

Thursday, August 30th, 2012 at 7:00 p.m.

Stokesdale Town Hall

Attendance: John, Kris, Cathy, Harold, Brian, McCoys

1. Financials

- a. Discussed status of homeowners who still owe dues - demand letters were previously sent. Late fees will be included in all outstanding dues owed. There are currently late fees and owed by 30 homeowners who did not pay by Jan 31st. The board discussed the status of all delinquent assessments and liens will be filed to collect those assessments. Updated demand letters will be sent to 2 homeowners who still owe dues. For 2013 dues, statements will be sent out by mid December 2012. HOA will pursue collection of any homeowner who has an excess of \$20. in late fees.
- b. Financial Position through balance of 2012 – spreadsheets prepared by Cathy were reviewed for current status and all agreed with data presented

2. Management Company

- a. The BOD has agreed to table any further discussion on using a management group until a later date since we are not in a financial position right now to pay for a management company based on our current budget/financial position. When the budget for 2013 is developed this topic will be reopened for consideration.

3. Landscaper

- a. Current landscaper has submitted new contract for the next 12 months which has been accepted by the BOD. Considering the additional common areas that are required to be mowed now compared to last year, the BOD agreed that this is extremely reasonable and has decided to retain the services of the current landscape company.

4. Architectural Review Committee

- a. ARC committee will report at each monthly meeting to highlight how many new arc requests were received and approved in the prior month and will provide details on any issues related to the new requests.
- b. All requests should be submitted before work is to begin and should be on the form which is located on the website
- c. Current issues
 - a. Dog run built in the neighborhood without request for approval. Notice of violation Letter will be sent by BOD to bring property in compliance

5. Restrictive Covenants

- a.** The group discussed doing a survey of homeowners for feedback/suggestions on changes they would like to see in the current covenants. There has been no feedback received regarding the “simplified covenants” which were distributed at the annual HOA meeting.
- b.** General letter will be sent to all homeowners requesting that they make sure that their properties are in compliance with the current covenants. Letter will inform all homeowners that compliance issues will need to be addressed or violation process will be initiated.

6. Miscellaneous

- a.** Welcome letters to new homeowners and information request – letters were sent to all the recent homeowners that moved into the neighborhood.
- b.** Website Updating – annual meeting minutes and meeting times will be updated on the website.
- c.** Next Board Meeting – scheduled for September 27th, at the Stokesdale Town Hall at 7:00pm.