

## **Brookgreen Forest – HOA Board of Directors**

### ***Meeting Minutes 12 March 2008***

The first Brookgreen Forest HOA Board of Directors meeting of 2008 was called to order at 6:35PM at the Ulak residence on March 12, 2008. All Directors with the exception of Glen Hill were present as were David Robbins and Rebecca of Grandchester Meadows Management Company.

The first order of business was the financial report. David Robbins pointed out that we need to determine the level of reserves we feel is necessary. The Board should consider moving perhaps as much as \$10,000 to \$15,000 out of the operating account and into an interest-bearing savings account. Due to the turnover from HRW Management company to Grandchester Meadows Management David pointed out that we do not at present have a correct list of homeowners who are delinquent on their HOA dues. This report should be available before the next BOD meeting. Also, by the time of the next meeting all accounts from HRW to Grandchester should be audited and reconciled. It was agreed to employ a new collection agency (Hatch, Little, and Bunn) that will not just waste our funds in billable hours. It was also decided to not publish the financial statement on the web site but that any homeowner can receive a copy just by requesting one.

In an attempt to dress up the common areas, David Robbins was asked to find a landscaping company to quote on redoing the areas around Brookgreen Forest signs with plantings that are low-maintenance and drought-proof. It was determined that the Crepe Myrtle bushes at the corner of Laura Duncan and Amberglow are on private property and are not part of the signage area.

Our water and sewer lines are tied into Cary's system. Homeowners are responsible for the water and sewer lines from the house to the municipal system in the street. Sewer and water line locations are available for viewing on the Town of Cary website.

It was decided that a three month time allowance will be given to any homeowner who needs to repair or repaint the exterior of their home. This allows the homeowner to garner quotes for the work and then get the repairs underway once they have been cited for those issues. If the homeowner can prove that they have been diligent in trying to resolve the issue and the three months have elapsed, no action will be taken. Since the drought has left many of us with dead, diseased or wounded trees and shrubs, a time allowance of 30 days will be given once a homeowner is informed that their yard is in violation of the covenants. Again, if it involves having to hire someone to do this, and the homeowner can prove they have been attempting to resolve the issue, no other action will be taken.

Rebecca from GCM will be using door hanger violation notices to let homeowners know when they have home or yard violations.

The HOA through the management company can determine that a homeowner is not keeping their grass cut but we have no control over weeds on a site. It was suggested that in our newsletter, we try to remind all homeowners what good site maintenance consists of and how it helps all of us for everyone to keep up on lawn maintenance.

Craig Snively suggested a number of new business items including a house on Sarabande that has had a truck parked in the driveway. It appears that the truck does not have a license plate and that is against the covenants and/or town policies regarding junked vehicles. He also wanted to encourage all of the various streets to try to get a telephone and email list compiled. (Amberglow has been working on this issue). He also wanted to see if our present lawn care company could spray the cracks in the street for the weeds. There was some opposition to this due to cost but the prevailing opinion was that if not too expensive it should be done to continue to upkeep the neighborhoods overall appearance. He also suggested edging yards at the curbs for those homeowners who do not do this on their own. David Robbins will look into both matters with our present lawn care company. Mr. Snively also suggested that the BOD consider requesting speed bumps in the neighborhood. Much discussion followed, with a general consensus that this would likely be cost-prohibitive since per David Robbins, municipalities are frequently requiring homeowners to fund such projects themselves. Mr. Snively also expressed concerns about small sinkholes appearing in the middle of neighborhood streets. Rebecca will look for these when she does her neighborhood drive-throughs and will report them to the Town of Cary.

Tony Feriozzi expressed concern about drainage from Oxxford Hunt into yards on Amberglow. He will contact the Town of Cary about the problem.

Dianna Ulak would like to see the Community Watch program reactivated. We have the signs but would need a chairperson and street captains. This will go in the newsletter.

For the first newsletter, Jessica Dixon will write a welcome note and an introduction to the BOD members. BOD members are asked to send her a short bio for publication. Other items to be included in the first newsletter are the reactivation of the Community Watch program, an article on lawn care, and information about violation notifications from GCM. The newsletter will be hand-delivered by GCM staff to on-site homeowners, mailed to those who own homes but do not live in BGF, and posted on the website.

The meeting was adjourned.

Respectfully submitted,

Dianna J. Ulak  
Secretary