

The second Brookgreen Forest HOA Board of Directors meeting of 2008 was called to order at 7:45PM at the Ulak residence on Monday, July 28, 2008. All directors and officers were present as were David Robbins and Rebecca Mousseau of Grandchester Meadows Management Company.

A general discussion of weeds in lawns and along curbs took place. A-1 Landscaping Company has not been responsive to requests for a cost quote for edging of sidewalks and curbs and to spray for weeds along curbs. David Robbins has received a quote from Fetsko Lawn Care to complete the edging a weeding one time at a cost of \$969.00. A motion was introduced by Craig Snively to complete this work with a second from Tony Feriozzi, motion passed with no opposing votes.

Due to lack of communication and minimally acceptable service from A1 Landscaping, the Board discussed changing landscaping companies. A quote was received from Fetsko Lawn Care (attached) for \$129.50 per month (\$1554 annually) and \$49.00 for shredded hardwood mulch installation in the flower beds by the signs. Glenn Hill motioned to replace A1 Landscaping with Fetsko for the routine landscaping contract starting on August 1, 2008 with a month-to-month contract. Craig Snively seconded the motion; motion passed with no opposing votes.

Rebecca Mousseau indicated that she will be sending out a newsletter to remind homeowners to perform appropriate lawn maintenance in the privately owned yards in the neighborhood.

The Board discussed the issue of cars on the street in the neighborhood. David informed the board that vehicles meeting the Town of Cary's "junk vehicle" definition should be reported directly to the Town. Concern was expressed about cars parking on both sides of some streets in the neighborhood, particularly Sarabande. Specifically, there is concern that when cars are parked on both sides of the street across from each other, there is the possibility that emergency vehicles (especially fire trucks) would not be able to get by. It was determined that Dianna Ulak will send a letter to the local fire station commander with a copy to the Town asking them to address the issue of residents parking on both sides of the street. The letter will reflect the Board's position that this presents a safety issue and will urge the Town and/or the fire department to do a survey to assess the problem.

A discussion of 'nuisance' neighbors ensued. David Robbins indicated that illegal activities should be reported to the police in order to ensure official documentation of the problem. Any issues pertaining to non-maintenance of property or other violations of the HOA covenants should be referred to Grandchester Meadows. Unregistered vehicles should also be reported to Grandchester Meadows needs for follow-up.

The signs at the two entrances to Brookgreen Forest need to be repainted. Grandchester Meadows will solicit bids from contractors; they estimate that we should expect to pay \$400-\$600 per sign for the painting and that we can expect to repaint every 6-7 years. Craig Snively made a motion that Grandchester Meadows request estimates from a bonded, insured contractor and that the Board preauthorize the expenditure of up to \$600 per sign for sanding and repainting. The motion was seconded by Jessica Dixon and passed with 4 favorable votes and two opposing votes.

The creation of a neighborhood watch program was revisited. Dianna stated that she only received communication from one person interested in creating a program. We will continue to solicit interest from homeowners.

The financial reports to date were discussed and accepted. It was determined that \$15,000 from the operating account would be transferred to the savings account.

The Board discussed reinstating the neighborhood's participation in National Night Out in 2009. A coordinator for this event should be solicited at the 2008 Annual Meeting of the HOA membership.

The Board of Directors will reconvene on Monday, September 29, 2008 at 7:30 PM at the Ulak Residence.

Craig Snively indicated that his work email remains the same but his home email address is now Craig.Snively@att.net.

A motion to adjourn was presented by Dianna Ulak and seconded by Seth Palmer. Meeting was adjourned at 9:00 PM.

Respectively submitted,

Dianna J. Ulak
Secretary