

**Fortunes Ridge HOA- Homeplace III**  
**Regular Board Meeting**  
**July 10<sup>th</sup> 2008**

**Meeting called to order at 6:40PM by President Martha Brown**

- Board members present: Linda Bowles, Quinn Byars, Martha Brown, Ann Colosia, Larry Jaeger, Bob Jordon, Peggy Oden, Lynda Pletcher, and Christine Stachowicz
- Rebecca Mousseau -Grandchester Meadows Property Manager
- Four guests

**Reports:**

**Carolina Outdoors:** Chris Lambert presented a mid-year property inspection report to the board which included the condition of the turf, shrubbery, trees, wet areas and the continued drainage problems. He reported that many of the drainage problems might be remedied with the installation of new gutters and downspouts and installation of gutter extenders. He presented a number of other recommendations to the board and the estimated costs associated with the projects for later consideration by the board.

**Gutter replacement Quotes:**

1. Home Depot - Proposed larger aluminum gutters to be custom made to match the exterior trim colors. The quote included removal and proper installation. To do the entire community the cost was estimated at \$148,489.00.
2. Jim Brown presented a second quote. This included oversized down spouts, aluminum seamless gutters to be made in colors to match trim, removal of the old gutters. He proposed recycling of the old materials in order to lower our cost for installation of new materials. His proposal was in stages of installation beginning with the repaired buildings in phase 1, and then doing the gutter replacement on the next set of buildings in phase 2 before they are repaired. In this manner he could work with the builder and painter. As gutters are removed, siding can be replaced and or repaired when needed, painter can paint and the new gutters be installed. His quote was \$533.69 per unit (house) or an estimate of \$78,452.43 for all 148 units.
3. Rebecca (Grandchester Meadows) is to get a third quote to the board from Trademark Seamless Gutters by July 22<sup>nd</sup>.

The board plans to make a decision by the end of July.

**Painting:** Joe Shields of Shamrock Painting, presented color suggestions for the two stories. He, the Architectural Review Committee (ARC), and the Benjamin Moore Paint Representative have worked together to select color combinations that will meet a variety of needs and be aesthetically appealing for both the one and two story houses. They proposed that we use a darker color than what is currently on the siding of the two stories, and use lighter trim around the windows. This will make it easier and less expensive for owners wanting to replace their windows, to not have to special order windows in a variety of trim colors. Each building will have a darker contrasting door color. One board member recommended using deeper, richer neutral colors on the siding rather than the suggested colors so there would be more contrast with the white trim. Joe mentioned that darker siding colors would be subject to fading quicker than the lighter more neutral shades.

**Motion was made and seconded to use the suggested color of Nantucket Gray on the siding and use Monterey White as the trim on all two stories. Motion passed 8 for; 1 against. Door colors will be determined at a later date by the ARC.**

**Managers Report and Business**

**Building Repairs-**One stories completed or almost finished: 66,67,68,69,70,71,72,73,78, 88,89,90 and 91. Three of the two- story buildings are currently under repair. The work has been slower than anticipated due to the rainy weather. The board wants to get an accurate cost of the repair, painting and gutter replacement per building in order to know how to proceed into the next phase of repairs. The board noted this is a huge undertaking in time and fiscal resources. We have 148 units (houses). Rebecca reported an average amount being spent to date for repairs and painting, which does NOT include the gutter replacement work, at \$784.00 per unit (house). Board asked Grandchester Meadows to inspect the condition of the completed work before paying the invoices.

**Window Air Conditioners-** Window A/C units are considered an alteration to the exterior of the property and therefore the homeowner would need to send in an Architectural Request Form BEFORE the unit can be placed in the window. Board members strongly expressed their opinion that window units should only be approved as a temporary solution until homeowners can work out financing to replace with central air. We do not want to see an increase in window units on the property. Rebecca will send letter to homeowners with window units to complete an ARC review.

**Additional parking spaces at 94 for visitors-** Two bids have been received for painting the four spaces : Raleigh Paving for \$300.00 (Not sure if this is labor and materials); Shamrock's bid is \$325.00 for labor and \$55.00 for materials **Motioned made, seconded and approved to have Shamrock do the 4 spaces as they are here on the property.**

**Violations:**

- Letter has been sent to a Homeowner with a 30 day notice to repair steady leaking water heater/ water pipe in shed on deck. It has caused extensive damage to the floor, posts and may be adding to the water problems in the immediate area. The siding cannot be repaired until the leak is fixed. Board members expressed concerns about possible mold and damage to the adjoining units. Grandchester Meadows will look into city codes for water and health violations; and our covenants about daily fine options if the problem has not been fixed by July 24.
- Letter has also been sent to homeowner in regards to repairs needed to their decks that pose a safety risk.
- We continue to have parking violations including unregistered cars and visitor spaces being used improperly. Rebecca is placing notices on the violating cars when she is on the property. The cars are to be towed if not moved.

**Homeowner Requests:**

1. Letter will be sent by Grandchester Meadows to homeowner requesting to install a French Drain system on the common property to address water leakage in her basement. The letter will explain that the Board's position is that correcting the outside drainage issues with proper gutter replacements may be a better and less expensive option to try first. If the homeowner proceeds with project, then the HOA is not responsible for any and all damage this system may directly or indirectly cause to surrounding units. The owner is also responsible for repair and maintenance of the drainage system.
2. Homeowner request for board to replace a bay window at back of property due to window rot on the window frame. After careful study of the exterior maintenance agreement and lengthy discussion, motion made, seconded and passed unanimously that the exterior maintenance agreement is clear that windows are the responsibility of the homeowner. Rebecca will write a letter to homeowner.

**Other Business-**

- Board discussed using a stain on the mailboxes rather than painting with the off-white trim paint color. We tabled a decision so that Rebecca can talk with Dan about the appropriate amount of time for the wood to "cure" and to get some samples of the stain to compare with paint.
- Board approved removal of large magnolia tree at 72C which is damaging foundation and sidewalk.
- Board would like another quote from a different company before proceeding with removal of large River Birch at 73C which is impacting that foundation. Rebecca will contact Leaf and Limb Tree Service.
- Owner at 67 A feels the large bush at the front and under her front windows are a safety hazard and wants them removed. Carolina Outdoors will advise on removal of bushes and replacements at 67A and D
- Board approved repair of sink hole between 80 and 81 as per the Carolina Outdoor proposal.
- Tabled business- Putting up clear numbers that show in the dark on each building, "dressing up" green and white signs by adding finials on top , replacing the railroad ties in flower beds, and several other landscaping recommendations. The board felt their priorities have to be on gutter replacements and building repairs and painting.
- Rebecca will contact WCA regarding stopping the delivery of the Woodcroft Gazette, now being placed in the mailbox flags. Very few owners remove it/read it.

Meeting adjourned at 9:00 PM

**Next Board Meeting September 11<sup>th</sup>, 2008 at Woodcroft Professional Building Suite J**

Respectfully submitted; Lynda Pletcher, Secretary