

**Fortunes Ridge HOA- Homeplace III  
Regular Board Meeting  
July 9, 2009**

The meeting was called to order at 6:40PM by President Martha Brown.

- Board members present: Martha Brown, Ann Colosia, Peggy Ogden, Lynda Pletcher, Linda Bowles, Bob Jordan, and Larry Jaeger
- Members absent: Quinn Byars and Phil Kraysler
- David Robbins and Kalyn Bynum - Grandchester Meadows Property Management
- 1 homeowner guest

Motion was made to accept the minutes from the May 14, regular Board meeting as corrected; "Members absent included Larry Jaeger and Peggy Ogden." Motion was seconded and passed to amend the minutes.

**Financials:**

David Robbins reported that the assessments are under control. The homeowner who has an account ready for legal action is making additional payments to get her account current. It was decided to follow this route rather than take legal action as long as she continues to make payments on the past due amount.

Although our balance has dropped to \$35,000, we will rebuild quickly since there are no major repairs or maintenance due at this time.

David suggested that we change the type of account we have at Wachovia from non-profit to business since our balance is low and we are being charged fees with our transactions. Joe Cretella from "Smith Barney" who manages our association reserve accounts, will be rescheduled to come in January to discuss those funds.

David will talk with Joe (Shamrock Painting) regarding the status of completed buildings and determine where we are in paying. David will also confer with TruValue regarding the amount of paint that Joe has purchased and we have prepaid from the HOA accounts. David will work with Joe to set an action plan for the rest of the work to be done. We will not start new buildings until all the units already started are complete.

**Building repairs:**

David Drake, homeowner of 64B, said the repairs to his basement have not been completed as agreed at the last board meeting. David will talk with Joe to ensure that the work is completed.

The owner of 75A replaced his brick porch with wood decking due to the cost. The question to the Board is can it stay until the brick is more affordable? Ann Colosia made a motion that the homeowner must comply with a brick stoop by December 2009. The motion was 2<sup>nd</sup> by Martha Brown. The Board voted yes. David will send a letter to the homeowner.

**Landscaping and drainage issues:**

There are still many of the same issues that have not been discussed previously. The Landscape Committee will meet prior to the next Board meeting and report their recommendations.

**Architectural Review Committee:**

A new committee was established and will meet before the next Board Meeting. The new committee members include Brett Smith, Chair, Martha Brown, Lynda Pletcher, and Linda Bowles. David suggested we recruit members to this and other committees who are NOT board members.

**Newsletter Committee:**

Martha Brown, Beth Jaegar, Erin Waanders and Lynda Pletcher.

**Other issues:**

Water meter: Issues at buildings 64 & 65 are still not resolved. The water meters are to be reset by Carolina Outdoor as a pilot to help estimate the cost of replacement.

Parking Spaces: David will get additional quotes for re-painting parking spaces so they do not designate the unit number association with the space. This should provide some additional security.

**Reminders to all residents**

- Trash and recycling need to be placed behind the units by Wednesday as per the trash can policy. It would help the landscapers who mow on Wednesday if the cans and recycling bins are moved no later than Wednesday AM.
- Decks should NOT be used as elimination areas for dogs! Dog waste MUST be bagged and removed immediately if a pet has had an accident while outside on a deck. This is a health hazard and neighbors do not want to smell dog waste while they sit on their decks. The Board has had numerous complaints. Dog owners must, by City Ordinance, bag and remove all waste immediately. Failure to comply with this City Ordinance (ARTICLE I. IN GENERAL, Section 4-9 Sanctions and penalties and Section 4-13 Definitions) will result in fines from the City of Durham. There are dog walking services if you are no longer able to walk your pet.

Meeting was adjourned at 8:30 PM

Next regular meeting will be **Thursday, September 10, 2009 at 6:30 PM**, in Suite J, Woodcroft Professional Building.