

**Fortunes Ridge HOA- Homeplace III
Regular Board Meeting
July 8, 2010**

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

- Board members present: Martha Brown, Quinn Byars, Peggy Oden, Phil Krayzler, Lindsey Street, Brett Smith and Linda Bowles

- Absent: Ann Colosia and Lynda Pletcher

- David Robbins, Kalyn Bynum-Robbins - Grandchester Meadows Property Management
- No guests

Call to Order

- Brett Smith was voted to fill the vacant seat on the Board by email by the current Board members.

- Designation of quorum - yes

- Approval of minutes
The, May 13, 2010, Annual Minutes were approved as written. David will post on the web site.

J&B Project Update

- The majority of the punch list items have been addressed with the exception of painting some doors due to scheduling difficulty. It is anticipated these should be completed in the next 7 to 10 work days.

Landscape Maintenance Quotes

- We received three (3) new bids for the landscape maintenance contract currently held with Carolina Outdoor. The bids were all on the same criteria and schedule.
 - **Super Cuts Lawn Service, \$55,920.00**
 - They did not submit a list of references so their work could be checked
 - **JBH Lawncare, \$57,600**
 - **Fetsko Lawncare, \$55,679**
 - David currently works with Fetsko and says if you look at his current customers you can see he goes above and beyond.
 - He has special teams for specific jobs such as pruning, mulching, cutting, etc.

- The Board agreed that the new company needs to pick up trash such as mailbox flyers, paper and discarded drink cans and bottles while on the property.

- David offered information about the cost of mulch from Carolina Outdoor and that we were overcharged and he talked to Chris about it. David said that after the initial mulch was put down in 2008-09 that we would not have needed as much for 2009-10.
- **Motion: A motion was made by Phil that we contract with Fetsko. Brett seconded the motion.** After some discussion the vote was taken and the contract will be awarded to Fetsko. The contract with Carolina Outdoor will not be renewed and 30-day notice will be given to them on July 9.

5500-75A & B

- Porch repairs have been completed.
- 75A will now be asked to make the deck compliant with city safety code. There are currently no railings on the 2 story high deck.

Community Improvements

- Linda had asked if we could have some benches in the common areas so that residents could sit and visit.
 - David agreed that might be a good idea.
 - Will need to ensure that placement will not interfere with resident's privacy.
- Linda also asked if we could put some landscape timber steps in the common area going to the trail between buildings 81 and 82.
 - This is the gas line right-of-way so David will verify we could do that.
 - There was discussion about making access to the trail easier for robbers to access the area. It was decided that if we put them in so that they were not easily seen from the trail it would be ok.
- Martha suggested we look at putting some play equipment in the common area behind building 94.
 - We seem to have more young children (toddler to pre-school) and it would be nice to have a place on the property for them to safely play.
 - David will check on prices for some equipment.

Gutters

- The gutters were cleaned out in May. They will be cleaned out again toward the end of July or the beginning of August to address the currently falling pine needles and dying tree leaves.
 - Peggy reminded David that the trees growing near gutters need to be pruned because they are growing into the gutters.
 - The Board asked again if we could investigate gutter guards.

Parking Spaces

- A price of \$3,300 - \$3,700 has been quoted for the repainting of the parking spaces depending on the vendor and the ID system selected.
 - David will have new information at the next Board meeting.

ARC Committee Update

- Brett will stay on as the Chair of the committee and Martha, Lindsey and Linda will serve as committee members
- The color choices for the decks has not been decided so residents who want to paint or stain their decks should get the color approved by the ARC.
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Landscape Committee

- Martha had no update.
- The holly tree at 67A has not been pruned or taken out. The resident is away David will talk with her about whether she wants it pruned or taken out as a safety measure.

Other New Business

- Phil suggested we recycle some of the large plants and bushes we are removing for safety reasons to provide some privacy to the areas behind the 60's buildings.
- We need to move forward with the finials on the mailbox posts.
- Phil has been researching the NC rental laws and feels we should put constraints on property owners who rent:
 - Require credit report, background check, etc.
- Peggy would like to have a standard on window screens
 - Either all windows in a unit have screens or not.
 - A standard on front screen doors – color and style
- Martha said we need to have the original 2 speed bumps resurfaced

Respectfully submitted,

Linda Bowles

Meeting was adjourned at 8:00PM.

Next regular meeting will be Thursday, September 9, 2010 at 6:30 PM, in Suite K, Woodcroft Professional Building.