

## **Minutes of the VFR Annual Community Meeting September 25, 2010**

Meeting called to order at 4:02 PM at the VFR Pool House

In attendance at the meeting:

David Robbins – Grandchester Meadows – Property Manager  
Alexis Kunold – President  
Kelly O’Neill – Vice President  
Mary Ann Hurst – Treasurer  
26 Households

Alexis Kunold welcomed all to the meeting. She explained a little bit about the Board and their responsibilities and the need for community involvement and support. That the Board is the voice of the community and that David is the enforcer and carries out the action items that the Board votes on. She urged all residents that when they have an issue or concern to be sure to contact both the Board and David.

David took over and discussed the following:

- Power washing – had tremendous problems with contractor and their workers. We in turn did not pay for a thing. We contracted Fairway and they are now in the middle of cleaning in the community. David still needs a status update on their completion date.
- Discussed the landscaping and complimented the Landscaping committee on their work, talking about the Malone entrance. Also talked about how in 2011 we will be using our Landscaping contractor, Fetsko to design, plan and maintain the Malone entrance and to design something at our Balance fox entrance.
- Mentioned the mulch that we put down this year throughout the community
- A high overview of the Reserve Study that we had done and why we would want to do this.
- We then opened the meeting up to questions from the community.
- Questions on Seeding - Malone - is this complete? Specifically 4614 Malone. Is community complete?
- Concerns about traffic issues with new Wal-Mart. Question on traffic lights in front of community. (Response: Will probably have to wait until after store opens to gauge the needs for lights at that time.)
- Lois Erickson and Lori Holcomb announced they resigned from the Landscaping Community.
- Drainage problems on Kohler and Four Townes Lane. Problems throughout the community. Problems in the free spaces between units.

(Response: The Board needs to research this issue and to find a solution. Felicia Perry volunteered to take on project)

- Felicia Perry has volunteered to be on the Landscaping committee. Felicia has also agreed to take on some of the drainage issues. Rain barrels???
- Dorothy Hopkins talked about the alleged spill in the free space next to her house. Declared that the Board didn't believe her and that nothing was done about it. Dorothy's suggestion was to put a sign in the free space 'No Dumping' and to send out a notice to community about it and state there is no dumping in the community. (Response: Board did not disbelieve Dorothy and did take steps into looking at what the substance was. It did appear as an unknown substance accumulating from the drainage problem run off. Board to discuss Dorothy's suggestion of a sign and notice to community).
- Update from Fetsko on Scale Treatment to the trees. Is there another step? When?
- Request for signs posted Slow Down, Children Playing - something to that effect.
- Discussion on speeding in the neighborhood. Lower speed limits? Post signs to slow down etc.?
- Request from Mr. Dugan on lightening rods. Possible to get all the homeowners in one unit section to pitch in together to pay for. A resident suggested that the electric company can help with this. (Response: Board need to look into cost and gather some data of lightening strikes in Raleigh area).
- Request for more than 2 pool guests? Statements from other residents that pool really has not been utilized by community. (Response by Alexis was that we have kept the guest number to 2 so that the community gets full benefit of the pool. That is we increased the number it may take away from the VFR residents). Board to discuss and reply.
- Repair to the damages to the crawl spaces by the landscaping crew. David agreed we need to do a walk around and compile a list damages to repair and do so.
- Tracy Lockamy, 4641 Malone requested to remove her front bushes and replace with flower bed. Also trimming issues (need to ask more questions) believe work has not been done. Also she had issues with power washing - not done. (Response: Board to discuss and reply back).
- Need to find out more information about the current power washing project from Fairway on where they have finished and what they have left to do. We need to step them up.
- Burglary on Kohler. Back door kicked in, TV-jewelry and other things taken. Residents are renters. Nothing was said to Grandchester. Neighbors brought this up at meeting to inform us.
- Several residents asked about painting of the front porch rails as an HOA offering. David lightly discussed that we have already looked into it and

considering the cost we have yet to vote to add to our benefits. Once resident did say they would not have a problem painting their porch but could the Board declare what paint/color would be the standard for the community. Other residents agreed and asked for the Board to send out the required paint and color to be used to paint their own porch. Board to research and reply back to community.

- Discussion by handful of residents concerning feedback from Grandchester/HOA. Requesting more support from Board/Grandchester Meadows.
- We have 3 more volunteers for Committees:
  - Finance Committee – Jane Long
  - Social Committee – Angie Bullock & Tracy Lockamy

With no more questions from the community, we closed the meeting approximately 5:00 PM. We then had pizza, dessert and drinks, socializing with the community.