

BOD Minutes
Stamey's Walk Homeowners Association, Inc
PO Box 371 Willow Springs, North Carolina 27592

Meeting Date: Wednesday, June 20, 2018 Meeting Time: 7:00 PM Location: Sandy's House

A) Call BOD Meeting to Order at: 7:16PM

a) Attendance: Sandy Sullo, Kurt Stach, Shirley Drake

- **Absent: Michael Simon, Felix Gomez**
- **Guest: None**

B) Financial

a) Financial status: Update Provided by: Kurt Stach

- **Checking = \$4,783.98**
- **Money Market = \$1,000.18**
- **Income this month = \$ 0.02 included in line above**
- **Cert. Of Deposit (Reserves) = \$5,011.34**
- **Account Balances – Total = \$10,795.50**

c) Expenses Paid:

Landscaping: \$912 (April and May)

- **PO Rental has been paid for 2018 year**

C) Old Business

a) Meeting Reminder 2018: Meeting Date(s) through end of 2018 at: Sandy's House

b) Meeting Times - Executive session is at 7:00PM Open board meeting is at 7:30 PM

**c) Next Meeting Dates: July 18th, 2018, August 22nd and
September 19th**

d) Open Action Comments: None

e) ACC Committee: Michael Simon-Chairperson

I. ACC – Permits Approved:

a) None Outstanding

II. New Complaints since last Meeting:

***See attached email from Fran Drisko**

7628 Eagle Chase Drive

Mowing of grass along Kennebec Rd

a) At the present time and until the end of 2018, Felix Gomez is responsible for landscaping and trimming along Kennebec Rd, all Easements and monuments per Service Agreement with Stameys Walk Subdivision. This Agreement also included the pruning once a year. At the end of 2018 additional quotes from (3) different licensed and insured Landscapers will be solicited. Until such time, all matters regarding this complaint has been tabled.

b) Power-washing Entrances (Fences and Monuments)

Request has been made to an Off Duty Power Washing for a quote on power-washing the fences and five (5) Monuments. At time of this meeting, had not received

quotes. Monies for this service was not included in this year's budget but will be included in the 2019 Budget.

- **Other Complaints:**

a) Complaints of trash cans and recycle bins should be placed out of view from street.

b) Fences not being maintained.

(ACC Committee to address these issues)

D) New Business

a) Search for place for Annual HOA Meeting in November, 2018.

Meeting Adjourned: 8:31 PM

Respectfully Submitted: Shirley Drake

Email From Frances S. Drisko

-----Original Message-----

From: fdrisko <fdrisko@nc.rr.com>
To: sbs969 <sbs969@aol.com>
Sent: Tue, Jun 19, 2018 12:03 pm
Subject: June 20, 2018 Board meeting

I thought that I had the fortitude to attend the Board meeting and present my concerns about our community - but after contacting a number of other residents over the weekend, I have come to the conclusion that it would be " like batting my head against a brick wall ". There is a great deal of apathy and unrest among community residents. Lack of action and favoritism have been mentioned frequently.

However, I would present here some of the issues that I have stated previously and hope that at least you will TAKE SOME ACTION regarding them:

1. MOWING - In contradiction to our by-laws the HOA is paying to mow the area along Kennebec. The few properties affected , have an "easement" for the back of their lot, which provides ONLY for the HOA to maintain the fence placed there. It does not qualify, in any way, to be called a "common area". A " common area" means that it is owned by the community and can be used by every homeowner. The action of the 2016 BOD directly caused an increase in dues which benefited those very few, but has added costs for all. It is not fair treatment of the majority of homeowners. Actually, the majority of homeowners receive NO BENEFITS AT ALL for their dues. Consider that !!!!

I am requesting that a motion be made, that will revoke the earlier motion which added mowing to Kennebec. Covenants state clearly that the lot owner is responsible to maintain his/her lot to the pavement. In these cases, it means pavement (Eagle Chase) to pavement (Kennebec).

I am requesting that a motion be made for a new mowing contract be drawn to reflect that change, and be specific about trimming (when and how often -should be Early Spring; Summer; Fall) which has not been done regularly. A new contract should also reflect a smaller expense.

I am requesting that all the fences and brickwork (at the entrances) be power washed ASAP. (Fences-over 2 years ago: Brickwork-never) This should be regular maintenance that is included in the Budget

2. I am requesting that Felix Gomez be asked to resign from the Board . Under NC Law - Planned Community Act -Chapter 47; Article 3- 118c. No financial payments, - may be made to any member of the Board. (have para-phrased this). Definitely a conflict of interest.

3. I am also requesting that the Treasurer's Report shows Income and Expenses each month . (No income has ever been shown) It should be itemized for every transaction - and a balance sheet of ALL Income and ALL Expenses (called a balance sheet) should be provided to the community, at least at the end of the year. NC Law (Chapter 47F -3- 118 -and SW Article 13 Records). The Treas. report is supposed to show the community, in a simple form, how and where ALL of their funds are being spent.

Incidentally, the publishing of the names of unpaid residents, and your negotiations with them, in my view, is a violation of their privacy.

I have been trying for several years to get something accomplished. I certainly hope the BOD will act quickly and fairly regarding these matters. I guess only time will tell.

I request that this e-mail be incorporated into the BOD minutes, and placed on the website.

Frances S. Drisko 7628 Eagle Chase Dr.