



# BOD Minutes

Stamey's Walk Homeowners Association, Inc.  
PO Box 371 Willow Spring, North Carolina 27592

Meeting Date: **Thursday, Nov 2, 2017** Meeting: **7:00 pm** Location: **Sandy Sullo's Home**

a) **Call BOD Meeting to Order at 7:04 PM**

- a) **Attendance:** Kurt Stach, Michael Simon, Sandy Sullo
- i. Excused -
  - ii. Guests – All Stamey's Walk Homeowners

b) **Financial**

a) Financial Status: *Update: Budget information provided by: Kurt Stach*

- i) Income = \$6,900
- ii) Landscaping = 5,500
- iii) Insurance = 600
- iv) Postal services = 100

b) Account Balances -Total in accounts = \$ 700

c) **Old Business**

- **Open Action Comments:**
  - i) Maintenance of HOA common areas.
  - ii) Contact Homer Fish to fix road and have south neighborhood turned over to state.
  - iii) Insurance will not cover cost of fixing fence caused by hail damage.
- **HOA Board President:** Resignation of Board President Sandy Sullo will fill in until December meeting and positions accepted by new board members.
- **ACC Committee** – Chairperson and board members approval of changes in neighborhood.
  - i. ACC – Permits Approved:
    - a. Home color changes due to hail da

**New Complaints since last meeting:**

- ii. Mowing not being done in timely manner in south neighborhood.
- iii. Color of home recently painted in neighborhood due to hail damage.
- iv. Number of members on ACC Committee.

d) **New Business**

- a) HOA Board open discussion.
- b) Interpretation of covenants.
- c) Mowing contract will need to be updated to include all common areas.
- d) Contact fire department to wash fences again once fence is repaired.
- e) Sandy Sullo turned over ACC Chair position to Michael Simon. Committee will now have two board members and two homeowners on Architectural Committee for review. Final approval will be given by Chairperson.
- e) Board will re-write covenants to get away from covenants that are left up to so much interpretation. Re-write will need 60% of vote from homeowners for approval.
- f) New ACC Committee will is Michael Simon (Chairperson), Felix Gomez, Laura Baker, Rose Salmon.



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- g) All HOA Board ballots were counted by two volunteers for open positions.
  - i) Kurt - 9
  - ii) Felix – 8
  - iii) Shirley – 6
  - iv) Peter – 2
- h) Next HOA meeting will be December 6<sup>th</sup> at 7pm. Location is currently unknown.

**Meeting Adjourned: 7:40 pm -** Respectfully Submitted: Michael L. Simon