



# BOD Minutes

## Stamey's Walk Homeowners Association, Inc.

PO Box 371 Willow Spring, North Carolina 27592

Annual Meeting Date: **Wednesday, November 20, 2019** Meeting: **7:30pm** Location: **7724 Eagle Chase Dr.**

a) **Call BOD Meeting to Order at 7:34PM**

a) **Attendance:** Sandy and Bill Sullo, Michael Simon, Kurt Stach, Shirley Drake

i. Excused –

ii. Guests – Guest names are listed on the Sign-In Sheet. There were ten guests that signed in.

b) **MOTION TO ACCEPT MINUTES FROM 9/19/2019**

**Motioned by : Shirley Drake**

**Seconded by: Bill Sullo**

**Note:** October 16<sup>th</sup> meeting was cancelled.

c) **Financial**

a) Financial Status: *Update: Provided by: Kurt*

i) Checking	=	\$2147.52
ii) Money Market	=	\$1000.78
iii) Cert. of Deposit (Reserves)	=	\$5016.97

b) Account Balances -Total in accounts = \$ 8,165.

c) Major Bills paid:

i) Landscaping	-	\$650
ii) Insurance		<u>\$603</u>
		\$1253

d) HOA Dues : 46 Paid.

**Motion to accept Financial report Motioned by Shirley Drake, Seconded by Mike Simon**

d) **Old Business**

- **Meeting Reminder 2019** - Meeting Date(s) through end of year will be on:
  - i. *There will be no meeting in December.*
- **Open Action Comments:** There is still one violation outstanding, where fines are being applied to the property.
  - ii. *As of October 24, 2019 that violation has been corrected and fines have been stopped.*
  - iii. *A second notice has been sent out regarding a previous violation that has not been corrected.*
    - a. *As of now the violation has been corrected*
- *The Board received a list of what a resident believes to be violations on August 20-22.*
  - i. *After talking to the homeowners most of the concerns have been addressed. There are still a couple issues that the Board is trying to come to a reasonable solution with the homeowners.*
- **ACC Committee** – Chairperson
  - i. ACC – Permits Approved:



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a. No additional permits have been approved in November.

- **New Complaints since last meeting: 9/19/2019**

- i. On October 24, 2019 there was an email sent to Michael Simon and Sandy Sullo. In the email the resident complained of six possible violations.

- a. The board is working to correct or come up with a solution to these problems.

### **E) New Business**

- a) The HOA would like to thank Shirley Drake for serving on the board. We appreciated all that you did for the HOA.
- b) The ACC & HOA Board have been accused of not taking care of violations when they are reported.
  - i. The residents of Stamey's Walk attending the meeting, feel like the complaints filed throughout the neighborhood are directly related to one or two residents. It was stated and discussed by several residents in attendance, that these individuals are upset due to violations and notices that were sent out concerning their residence and set forth to find violations at all residents homes.
- c) In regards to the question about making Addendum/Amendment to the covenants.
  - i. This will be a third attempt by the HOA over several years to make changes to the covenants. A committee of volunteer residents was formed to make suggested changes to the covenants that shall be reviewed by all residents and voted on at a later date. Anyone wishing to make suggestions or have input about changes to the covenants please contact the board for the committees contact information. Suggestions and input should be turned in or discussed with the committee prior to February 1, 2020.
- d) After a review of the concern about numerous fences not being within the 5 foot setback. It was a unanimous decision of the HOA Board to accept the fences as they are and any changes made to the homeowners property that was done before the HOA board was formed or that has been approved since. Some approvals since formation of the HOA allowed homeowners consideration to deviate from the covenants in one area in order to adhere to other covenants, while still keeping a professional uniform and appealing appearance to their property their neighbors and Stamey's Walk.
- e) The Board and residents discussed the 2020 budget and the increase in Homeowners dues. Dues will be raised do to needed maintenance on the fences, entrance monuments and additional cost of maintaining property owned by the HOA.
- f) It was discussed about utilizing Facebook or social media as a means for residents and HOA Board members to have discussions, and send messages to Board members. This will not be used as a way to publicly complain about your neighbor or the HOA.
- g) There were no further questions or concerns raised by the residents in attendance, however discussion about changes to the covenants continued among the residents appointed to the committee.

**Motion to Adjourn by Kurt Stach. Seconded by Shirley Drake**

**Meeting Adjourned: 8:51 pm - Respectfully Submitted: Michael L. Simon, Secretary**