



Meeting Minutes
Board of Directors Meeting
The Clubhouse
October 23, 2014
6:30 PM

Board Members Present: Richard Verner, Penny Glover, Roy Montague, Patti Hefner, and Tim Ratcliffe
Community Members: Approximately 9 members of the HOA were present
AMG Representative: Nikki Warhurst was present.
Quorum: Quorum was established with five board members present.

Richard Verner opened the meeting and presented the new board members along with positions that the board members will be holding in the 2014-2015 term.

The minutes of the September 24, 2014 board meeting were approved as distributed without changes.

Reports

Treasurer: Roy Montague stated that the balances in the three accounts were: General Fund, \$42,721.72; Clubhouse and Pool Reserve Fund, \$10,011.73, Crows Nest Roads and Gate Reserve Fund, \$26,782.64. The Financial committee has been formed; members are Roy, Dave Short, and Bonnie Wrisley. They have met twice already to work on the 2015 budget. The group has invited the community to ask questions and offer ideas to any of the members. They will be submitting to the board their proposal in the next couple of weeks. It was asked if funds can be disbursed immediately into the different funds when residents paid their HOA dues. Nikki is looking into the possibility.

Architectural Review Committee: Mike McBride reported that Lot 16's request has been approved. The group had a discussion regarding playground equipment approvals, it was decided that a reminder will be sent to residents to submit their Architectural Review Request forms so that we will have something on file for future references.

Roads Committee: Dave Keeney reported that the gate work has been completed and that all road and gate repair work for 2014 was complete.

Communications Committee: Austin Lewis reported that he has posted the accomplishments of all committees on the website. He also has completed and posted the October Newsletter.

Social Committee: Nicole Gillespie – No one present.

Neighborhood Watch Committee: Richard announced that they will be meeting on November 20th at 6:30 PM. Members were encouraged to attend.

Old Business

Richard read to the HOA the letter that was sent to the Developer on October 3rd, 2014.

In summary, there were four points required for resolution:

1. The pool and clubhouse control be turned over to the HOA, at an agreed upon date in the future, with the deed held in trust.
2. All common areas deeded over to the HOA in good condition and meeting Rockingham County building codes.
3. The HOA will waive all disputed past dues and future dues for Developer-owned lots, and release funds held in escrow due to disputed dues.
4. Once an agreement is reached by the HOA, the Development Company will have their attorney draft a binding contract.

Developer's October 23, 2014 reply offer was the same as January 9, 2014.

The HOA did not accept this offer and will continue to negotiate with the developer.

New Business

Patti Hefner brought up that the water conditions are not any better in the community. Austin will send out information again to the residents to contact Aqua of North Carolina. The hope is that the more voices they hear, the quicker they will remedy the problem.

The next meeting was set for November 19, 2014.

The meeting was adjourned at 8:25 pm.