

**Board of Directors Meeting
Williamsburg Plantation Homeowners Association
Advantage Gold Realty
June 7, 2011**

Call Meeting to Order at 6:17 p.m.: The following Board Members were in attendance: Stacy Barnes- President, Jewel Bregel- Vice President, Bill Luse-Treasurer, Paul Hetman-Director, Homer Stephenson-Director and with the Management Company Advantage Gold Realty Jessica Mahlum .

Approval of Minutes: The minutes from the May 10, 2011 Board of Directors meeting were reviewed. Motion was carried to approve the minutes.

Reports of Officers and Standing Committees

- **Treasurer's Report-** Checkbook balance as of April 30, 2011: \$ 102,393.50
79 Delinquencies: \$ 17,678.54
- **Architectural Review Committee-** A partial fence was approved by the BOD. It was discussed and decided that all Architectural Requests will be forwarded to not only the Architectural Committee, but to all Board Members.

Unfinished Business

- **Newsletter-** Examples of content were given to Jewel who is currently working on the Newsletter.
- **Reserve Study-**The reserve study is completed and will need to be worked into the upcoming year's budget.
- **Attorney Frank Erwin-** Frank Erwin was contacted in regard to by law changes that he had drawn up that did not adhere with the NC General Statutes. He suggested that the current HOA attorney will need to address any changes that may need to be made. Bill motioned to send the e-mail sent to the former president by the current HOA attorney that states that the bylaw changes that were made by Frank Erwin did not adhere with the NC General Statutes and sites which sections, motion carried.
- **Adjustment of the Rules and Regulations of the Pavilion and Park-** New Park rules was discussed and decided and new signage will need to be ordered to reflect the new changes.
- **Revision of the Park Signs-** Stacy and Paul working on getting estimates for new signs. It was suggested that the signs have an acrylic coating.
- **Addition of Lights in the Park-** The electric company is looking to options for the lighting around the park.
- **Bush hogging-** The Park area has been completed. It was discussed and decided that the Board would obtain estimates to seed, level, dirt and clean up this area.
- **Deeded over property-** The Board is currently waiting for the answer from the attorney in regard to the property that was deeded over by John Koenig.
- **Vacant Board Positions-** There has been member's interested in serving on the Board but the Board discussed and decided that all members serving on the Board should be in compliance with the restrictive covenants at this time there are no candidates that fit this criteria.
- **Pavilion Rental-** It was discussed and decided that the Association will charge for renting the pavilion and park area. The charge will be \$50 and the security deposit will be \$50 to be collected as two separate checks. The rental forms will be revised to reflect these changes. Jewel motioned to make the discussed changes, motion carried.

- **Property Taxes-** The Association is currently paying property taxes on the common areas, and as a non-profit corporation the association should not be paying these taxes. The HOA attorney is currently looking into this.

New Business

- **Restrictive Covenants Violations-** There is currently several covenants violations that have come to the attention of the Board some of which will need to be addressed with the HOA attorney. Stacy will contact the attorney with these concerns.

At 9:00 p.m. Bill made a motion to recess the Board meeting until June 21, 2011 at 6:15 p.m., motion carried.

The Meeting was called back to order at 6:28 p.m. June 21, 2011.

The Board discussed the many violations in the area and it was decided that Bill do a drive through of the neighborhood to determine who will need a letter sent to bring the violations to the homeowners' attention. Violations that were currently known were submitted to the management company for letters to be sent out.

- A hearing was set by the Board for violations that a homeowner did not bring into compliance.
- **Wetlands-** There is currently an issue with overgrowth of the wetlands throughout the neighborhood, that is also obstructing the water flow in some of these area. It was discussed and decided that the association will obtain estimates for the cleanup of these areas.
- **HOA Maintained Fencing-** It was discussed and decided that there will need to be estimates obtained to fix several areas of fencing in the HOA fencing easement due to many broken boards and panels. It was suggested that all homeowners that are affected by these repairs will need to have letters sent stating that if any homeowners have anything attached to the HOA fencing it will be removed at the owner's expense.
- **Irrigation-** The common areas in Williamsburg do not currently have an irrigation system in place. Due to the recent drought the plantings at the park entrances have perished. It was discussed and decided that the association would obtain an estimate for the installation of an irrigation system. It was suggested that a separate water meter also be installed for the irrigation system. It was also suggested that the association look into an artesian well.
- **Transfer of Files to the Management Office-** Currently the Association has several files from pre-management years. The Board would like to consolidate these files with the files at the management office. Bill made a motion to pay \$100 to contract someone to move these files contingent up the inspection of the scope of work to be done this fee may go up to \$150, motion carried.
- **Lawn Maintenance Estimates-** Stacy discussed being negated from obtaining estimates for lawn maintenance contracts for the common area of Williamsburg Plantation, due to having a personal relationship with a vendor that would like to place a bid.

Adjourn Meeting- Meeting was adjourned at 7:51 p.m.