

**Board of Directors Meeting  
Williamsburg Plantation Homeowners' Association  
Century 21 Advantage Gold Realty  
January 19, 2011 6:15 p.m.**

**Call Meeting to Order at 6:24 p.m.:** The following Board Members were in attendance Stacy Barnes- President, Jewel Bregel- Vice President, Ray Evans- Treasurer, Bill Luse- Secretary, Homer Stephenson- Director, Paul Hetman- Director and with the Management Company Century 21 Advantage Gold Realty Sherri Mayes and Jessica Mahlum.

**Approval of Minutes:** The minutes from the December 8, 2010 Board of Directors meeting were reviewed. Bill motioned to approve the minutes, motion carried.

**Reports of Officers and Standing Committees**

- **Treasurer's Report-** Checkbook balance as of December 31, 2010: \$ 85,995.49  
12 Delinquencies: \$ 3,339.08
- **Architectural Review Committee-** the committee met January 6, 2011 to discuss three submitted architectural request.
  - Fence Request- This particular fence was not in compliance with the covenants, but had a special circumstance that warranted the fence placement. The location of the A/C unit on this property would not allow for the fence to go where the covenants suggests. It was suggested that the Board attorney draft a letter to the developer in regard to the placement of A/C units to prevent this situation in the future.
  - Fence Request- This particular request had a fence that was obviously out of compliance with the covenants. It was suggested that this homeowner be contacted to make them aware their request is not in compliance with the covenants and in order to approve the request the plan will need to be changed.
  - Shed Request- This request was for an aluminum shed. According to the covenants a shed should mirror the current dwellings appearance. There would need to be more information on the aesthetics of the shed in order to approve this request.

It was suggested by the Board that the issue of how new covenants are adopted should be addressed with the developer to prevent the differences in the covenants from section to section in Williamsburg Plantation.

**Unfinished Business**

- **Newsletter-** It was decided by Stacy and Jewel to postpone the Newsletter until they can get feedback from the rest of the board. Each member is to send suggestion to either Stacy or Jewel within the next 10 days. It was suggested that a refresher on common restrictive covenants violations and city ordinances be added to the newsletter.
- **Community Activities-** Community activities were discussed and the Board decided that there would be a spring/summer kick off to be held in April or May. It was suggested that a camp out be incorporated with the spring/summer kick off. The Board discussed themes and it was suggested that the members be asked to make suggestion in the newsletter.
- **Mission Statement-** Stacy and Jewel are still working on this.
- **Attorney Adam Beaudoin-** The management company contacted Adam Beaudoin for a board introduction meeting. This meeting will be an hour session at no charge to explain the duties of the board the members and to discuss and bring new board members to speed on what the firm

has done for the HOA thus far. The Board discussed and decided that a workshop will need to be set for this meeting. It was asked of all the Board members to submit questions for the attorney.

- **Attorney Frank Erwin-** It was discussed that Stacy would contact Mr. Erwin in regard to the bylaw changes that were made that are not cohesive with the NC General Statutes and have him fix the bylaws at no cost. Stacey was unable to accomplish this at this time. This will be addressed at the next meeting.

It was suggested that the Association utilize Frank Erwin for small local issues. Stacy motioned to use Frank for local affairs, motion did not carry.

- **John Koenig/ Issues With the Restrictive Covenants-** This issue was discussed during the architectural review report.
- **Reserve Study-** All board members agreed to have their portion completed by the next workshop.
- **After Hours Parking/ Trespassing at the Park-** The management company had called to retrieve the police report from trespassing incident at the park and police department was unable to produce a report. Therefore a letter was not able to be sent the resident in regard to this issue.

### **New Business**

- **Schedule Next BOD Meeting and Workshop-** A workshop was scheduled for February 8, 2011 at Century 21 Advantage Gold Realty at 6:15 p.m. One hour will cover the meeting with the attorney and a half hour designated to the reserve study.
- **Graffiti-** There is currently graffiti on a fence in the Huntington are. The Board discussed and decided that a letter will need to be sent to the homeowner to request that the graffiti be covered. Jewel will get back to the management company with the address to this home.
- **Traffic Light at Williamsburg Pkwy and Gumbranch-** Stacy will be forwarding an e-mail with an update on the progress of the traffic light to be placed at Williamsburg Parkway and Gumbranch.
- **Law Day-** The management company made the Board aware of an event being held in Raleigh called Law Day where several attorneys who specialize in HOAs get together and have workshop where the attendees may ask as many questions as needed. The board discussed and decided this would be beneficial for the Board to attend. Paul motioned to have the HOA pay for the Board members to attend Law Day, motion carried. The Board members will contact the management company to confirm whether can attend.

**Adjourn Meeting:** Meeting was adjourned at 8:09 p.m.