

**Board of Directors Meeting
Williamsburg Plantation Homeowners' Association
Century 21 Advantage Gold Realty
April 12, 2011 6:15 p.m.**

Call Meeting to Order at 6:18 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 Century 21 Advantage Gold Realty Jessica Mahlum .

Approval of Minutes: The minutes from the March 5, 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 March 31, 2011: \$ 111,124.22
87 Delinquencies: \$ 17,769.28
- **Architectural Review Committee-** No Report

Unfinished Business

- **Newsletter-** Currently the newsletter is still in the works. The Board of Directors hopes to have the newsletter soon. Topics such as the Apartment Complex, common restrictive covenant violations, architectural changes, city ordinances, and community events will be part of the newsletter.
- **Reserve Study-**The Board of Directors have been working on a reserve study for the common area of the association, and currently there are just a few items that need to be looked into. Bill and Jewel are getting the additional information that will be needed.
- **Attorney Frank Erwin-** It was discussed that Stacy Barnes 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. If Frank Erwin will not fix the changes at his expense it was agreed that the Board of Directors contact Ward and Smith to have the bylaws corrected. When trying to contact Frank Stacy was informed he was out of town.
- **Adjustment of the Rules and Regulations of the Pavilion and Park-** The Board is still working on the revision of the Rules and Regulations of the park and pavilion.
- **Revision of the Park Signs-** It was suggested to post Private Homeowners Association Recreational Area in the place of the park closed sign. It was suggested that the Board look at the signs located in the Commons Parks.
- **Addition of Lights in the Park-** Stacy is currently looking into this and is waiting on an answer from the electric company. It was suggested by the electric company that flood lights be installed.
- **Survey-** A survey of the park area was completed by Gary Canady.
- **Bush hogging-** Two estimates were obtained and it was agreed that the lower of the two, Gary Cantrell, would be the company that Association would use.
- **Video Surveillance-** An estimate needs to be obtained for video surveillance.
- **Deeded over property-** The property deeded by John Koenig to the Board will need to be further researched.
- **NO Parking Zone-** A no parking zone was brought up by a member of the association at the last open meeting and that member requested the HOA Board to look into a No Parking Zone. The No parking zone would prevent anyone from parking on Williamsburg Parkway to Richmond Drive. Stacy will call the city in regard to this issue.

- **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.

New Business

- **Pavilion Rental-** It was discussed and agreed that the form to rent the pavilion will need to be revised on the website.
- **Parking Lot Surveyor-** The survey of the parking lot has been on-going for approximately a year. This issue will need to be addressed and looked into as to what action can be taken to push along this process.

Adjourn Meeting: Meeting was adjourned at 10:53 p.m.