

**Hollands Crossing HOA Board Meeting  
September 9, 2006**

**Location:** KMC Office

**Attendance:** Jack Best, Kerri Arthur, Gene Tomczak, Dave and Gail Grant (KMC)  
Board Members not in attendance: Salem Shupp and Rob Gates

There were no homeowners in attendance.

**Jack Best, President of the Association Board of Directors, called the meeting to order at 9:30 a.m.**

**The minutes of July 15, 2006 were approved as circulated.**

**Financial Report:**

The income statement and balance sheet are attached to the official copy of the minutes, as is the focus report from the Treasurer. The Treasurer also presented the proposed budget for 2007, which is attached to the official copy of the minutes.

**The Kildaire Management Company Report presented by David Grant is attached to the official copy of the minutes.**

- Delinquency actions
- Assignment of Declarant's rights has been recorded.
- Lawsuit information
- Inspection Reports
- Pool security system, lighting and pool covers

**ARC Requests:**

- 501 Kinship Lane Addition to cover dog fence – Denied
- 103 Grassy Point – Fence – Approved

**Business Items:**

- The budget as presented was unanimously approved with the addition of \$2000 for the pool doors.
- A motion was approved to give \$100 service awards to three homeowners for their exceptional volunteer work to the community: Hali Spencer for locking the pool all summer, Tim Arthur for doing the web site and Robert Marshburn for installing the pool security system. Gail will send thank-you letters with the checks.
- Motion unanimously approved to put \$34233.07 into a CD for one year.
- Motion approved that the 2007 annual assessment is due on January 1, 2007 but will not be considered late until after February 15, 2007.
- Motion approved to use the new ARC form submitted by KMC and attached to the official copy of the minutes. These will be available at the annual meeting.

- The following repairs were approved: Caulk and replace tiles at the pool at a cost of \$2100 plus the cost of the tiles. Dave Grant was authorized to sign for the above.

**Action Items:**

KMC will contact the following:

- Robert Marshburn for 24 hour access to the pool for American Pool, KMC and the Board of Directors.
- Arrange a meeting with the new employee of KMC, Becky, who is doing the inspection work for Hollands Crossing.
- Check Gothic door at 102 Pineywoods.
- Send the 4<sup>th</sup> quarter assessment notice with the annual meeting notice and a reminder from Gail about lawns and mailboxes.
- Check with the Town of Apex about parking on the street
- Check with Apex Steel about an addition to the top of the pool fences to make climbing over difficult.

**Annual Meeting Agenda:**

- Approve 2005 annual meeting minutes
- President's report
- Budget presentation
- Election to fill the seats now held by Kerri Arthur and Salem Shupp
- Homeowner concerns

KMC will handle the registration and election. They will prepare paper ballots.

At this time Kerri Arthur and Chris Shupp have agreed to be placed in nomination.

**Meeting adjourned at 12:45 p.m.**

**Next Meeting - Annual Meeting on 10/14/06 at 10 am at the CC Jones Building in Apex.**