

**Hollands Crossing HOA Board Meeting
October 14, 2006**

Location: CC Jones Community Center, Apex

Attendance: Jack Best, Kerri Arthur, Gene Tomczak, Rob Gates, Cris Shupp, Dave and Gail Grant (KMC)

There were no homeowners in attendance.

Jack Best, President of the Association Board of Directors, called the meeting to order at 12:30 p.m.

The minutes of September 9, 2006 were approved as circulated.

The following officers were elected for a one-year term by a unanimous vote of acclamation:

- Kerri Arthur – President
- Rob Gates – Vice President
- Gene Tomczak – Treasurer
- Cris Shupp – Secretary

Executive Session:

The Board went into Executive for 10 minutes to discuss a legal matter.

Financial Report:

- The income statement and balance sheet are attached to the official copy of the minutes.
- The Treasurer also presented the revised proposed budget for 2007, which is attached to the official copy of the minutes.
- Projected \$8,000 to \$10,000 surplus for 2006

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

- Delinquency actions
- Pool lighting
- Pool miscellaneous

Business Items:

- The budget as presented and attached to the official copy of the minutes was unanimously approved.
- Motion to approve the 2007 annual assessment set at \$330 and is due on January 1, 2007 but will not be considered late until after February 15, 2007 made Gene, seconded by Jack and unanimously approved
- Motion unanimously approved to issue fines of \$10 per day starting on October 20, 2006 following procedures to:
413 Blushing Rose Way – Trailer on lot

514 Piney Woods Lane and 612 Kinship – Power washing of house
They did not reply to a letter giving them a date and right to a hearing.

- Gene made a motion that was seconded by Jack to assess a fine of \$20 per month for any assessment not paid by the 15th of the month with the exception of a grace period for the month of January. Motion unanimously approved
- Unanimously approved for the Board to appoint two Board Members to act as the Hearing Committee for violations. The following were appointed for 2007:
 - November 11 – Kerri, Cris
 - December 9 – Gene, Rob
 - January 13 – Board of Directors Meeting
 - February 10 - Jack, Kerri
 - March 10 – Chris, Gene
 - April 14 – Board of Directors Meeting
 - May 12 – Rob, Jack
 - June 9 – Kerri, Cris
 - July 14 – Board of Directors Meeting
 - August 11 – Gene, Rob
 - September 8 – Jack, Kerri
 - October 13 – Board of Directors Meeting
- Shed request for 105 Woolard Way was denied by the Board
- Kerri and Jack had a meeting on site with Fontaine Landscaping and received a proposal for \$8,204 that is attached to the official copy of the Jack made a motion seconded by Gene to approve this proposal for landscape improvements. Unanimously approved. The plants will be paid for in 2006 and the remainder of the contract in 2007. The plants represent about 30% of the contract
- Discussion took place on the problem of on-street parking. Parking on both sides of the street make it difficult for emergency vehicles and also for homeowners. It was decided to try education before regulation. Articles will go out in the newsletter and with the billing for January. The Board will address this in six months to see if the education is working.
- Jack made a motion to amend the Architectural Standards to prohibit parking pads as of 10/14/06. The ones built prior to that date would be grandfathered. Rob seconded the motion. Discussion followed on the pros and cons of parking pads. Each request would have to be determined on its own merit as of current ARC Standards. Motion unanimously denied.
- Extending the beautification project to lawns will be on the January agenda.

Action Items:

- KMC - Check Robert's Rules of Order as to what needs to be recorded in the minutes as to who votes for and against a motion.
- KMC - Can Board Meetings be closed to all but the Board
- KMC - Research motion for 2006 assessments
- KMC - Contact Henry Jones re: a legal collection matter
- KMC - Revise collection policy to comply with above motion

- JACK BEST - Jack will get more information on the possible top for the pool fences and on a cover for the pool for the January meeting
- KMC - Notify Fontaine of the acceptance of proposal
- KMC – Names and addresses of the Directors will be published in the next newsletter
- KERRI ARTHUR – Will prepare a flyer on “street parking” and send to the board for approval
- KMC – Will look to find out who did the hill erosion work at the pool area. It is eroding by the pool
- KMC will contact Keith Dixon and Karen Gould about cleanup and rebuilding of their home destroyed by fire. They will need Architectural approval for their plans for the outside of their new home and lot.

Meeting adjourned at 2:30 p.m.

Next Meeting - Meeting on 1/13/07 at 9:30 am at KMC's office.