

WHOA Board of Directors – Meeting Minutes for November 6, 2017 Meeting

Present: John Cambier (President), Betty Turnbull (Vice President), Jim Fleming, David White, Marissa Hartzler, Amanda Sosebee Betsy Martin, Jonathan Stone (CAS)

Absent: Mary Evers, Donna Wolfe

1. Call to Order/ Approval of prior minutes

- Meeting was called to order by the President.
- Minutes of the October meeting of the WHOA BOD were edited and unanimously approved as amended.

2. Old Business – none.

2.1 Signs in the Community. The BOD has sought legal advice regarding the member complaint regarding non-election related political signs. Following this advice, John made a motion to restate our handbook to state “A ‘political sign’ is a sign to support or oppose a candidate or an issue on the election ballot.” The vote was split, but the motion carried.

Betsy moved, Amanda seconded the following revision to our handbook, subject to review by our counsel:

18 SIGNS. All signs in and around Woodlake Homeowners Association shall be in compliance with the City of Durham Sign Ordinance. All signs may not be greater than five square feet in size. ~~Any signs not in accordance with the ordinance or the following rules will be removed.~~

18.1 Sale or Rent Signs. One standard and reasonable sign indicating a home is for sale or rent may be posted at a location near the front of the home.

18.2 Political signs. A “political sign” is a sign ~~to influence the outcome of an election, including supporting or opposing~~ to support or oppose a candidate or an issue on the election ballot. Political signs cannot be put up earlier than 45 days before the day of the election and must be removed within seven days after an election day. There is a maximum of two **political** signs per yard.

~~18.3 Temporary Signs. Signs posted for 24 hours or less (e.g. yard sale signs) are considered temporary signs. These signs may not be placed in the right of way and must be removed following the advertised event.~~

18.3 Security Signs. Small signs less than 12" x 12" providing notice of a home security system are permitted.

~~18.4-3 Other Signs. As provided in the Covenants, no other signs may be posted on the Lots, or Common Property.~~ Homeowners are permitted one sign, in addition to those permitted under 18.1 and 18.2 and 18.3, to be displayed on their Lot.

18.4 Signs on HOA Property. Signs are permitted on HOA property at the discretion of the HOA BOD.

~~18.5 Enforcement. Signs in violation of this section will be removed and any cost associated with the removal will be billed to the property owner.~~

The Board agreed that the enforcement provision was unnecessary since we do not have this after every rule. Our process will continue to be to invite the homeowner in for a hearing regarding a violation of our covenants/ handbook.

3. New Business

3.1 Landscape Contract Bids. Our request for proposals garnered 5 quotes, 4 of which came to walk through, and 3 bids came within 20% of our current budget. Brightview is the lowest with only a 4% increase over our current contract, Sands is 15% more than Brightview and Yardnique is 20% more. David proposed talking to Brightview and Sands again before we make our final decision. John moved, Betty seconded and the BOD approved authorizing David to have those conversations and to have the authority to renew our Brightview contract.

3.2 Pool Repair Bids – We obtained bids from two companies - Clearwater and Pool Yoda – to replace coping and install tiles. Our Request for Proposal didn't go to Stillwaters (current company). They had received a slightly different request, so David is going to ask for a rebid. He will report back with the 3rd bid next month.

3.3 Collection Attorney Review – Due to the change in our meeting date, our meeting was rescheduled.

3.4 2018 Budget – Amanda moved, John seconded and the BOD approved the 2016 review that was previously submitted. David moved and Betty seconded and all were in favor of increasing dues to \$29/mo for 2018.

4. Committee updates

4.1 Building and Grounds: No soliciting signs need to be repainted, but given that they don't protect our homeowners, the BOD agreed to simply remove them.

4.2 ARC Requests: Issue with violation raised in non-public notes.

4.3 Communications Committee– Betty will advise our volunteers of our end-of-year thank you party will be on Saturday December 16, 2017.

4.4 Neighborhood Watch – Betsy moved Marissa seconded, the Board unanimously approved, spending up to \$1k on roving patrols over the end of the year holidays.

4.5 Pool Committee – no update.

4.6 Recreation Committee – we need additional volunteers.

5. Financial Report

5.1 October 2017 Financials – no questions were raised.

5.2 Aged Owner Balances – Updates were not yet available.

6. Violations Delinquent Payments, and Foreclosed Property – Private information is contained in our non-public notes.

7. Adjournment – The meeting was adjourned at 9:10 PM.

7.1. Next meeting is scheduled for Tuesday December 12, 2017.