

HOA Board Meeting Minutes

July 27, 2023 (rescheduled from July 20 due to THE STORM)

Call to order/Roll Call @ 7:04 pm

- Board Members present: Melissa Boyle, Andrew Hinton, Phyllis Moy, Eve Simpson, Judy Williams
- Other residents in attendance: none
- Motion to accept June 15, 2023, minutes made by Phyllis, second by Eve

Officer Reports

1. President: Phyllis Moy

- a. No updates – will do so in committee updates

2. Vice President: Judy Williams

- a. No updates

3. Treasurer: Eve Simpson

- a. Pool bill paid
- b. Have a reserve of \$15,000
- c. Received \$800 in revenue, including violations

4. Secretary: Melissa Boyle

- a. ARC Guidelines document changes. Phyllis had not had a chance to review. Gave the tracking changes copy to Eve. Melissa also sends a copy to Judy. Both Judy and Eve want a “clean” copy.
- b. There are two different ARC committee response times in the document. Melissa requested Judy and Eve review which would be a better response.
- c. Eve suggested we could shorten the response time to 10 business days since the application is electronically submitted. Phyllis suggested either the 20 or 30 business days in case there is an issue of either having to look at the property or one/all of the committee members are not available.
- d. It was agreed to leave the response time to at least 20 business days.

Committee Reports

1. Architectural Review Committee (ARC) – Eve Simpson

- a. Recently approved requests:
 - 4460 Orchard View Way, Paint request
 - 4355 Orchard Lake Drive, Addition of a lean-to to current shed. Resident was told shed and lean-to could not exceed 12’square total.
- b. No pending requests.
- c. Phyllis asked about a FB and an email blast that roof changes are ok if having black, gray, or brown. If going to another color, then will need ARC approval. Eve seconded. Eve will post on FB and notify Kandice of the change in policy.
- d. Eve will check Owens-Corning and GFA websites for approved colors and send a link for the website and PMI.

2. Safety & Security Committee (SSC) – no committee chair

- a. Melissa got a No Parking sign and pole to be put up at the pool. Andrew will install by July 31.

- b. Melissa asked about giving 1 warning and then tow when there's a second offense. She said apartment complexes have a sticker for warnings and we should probably do something comparable either an official note on letterhead and/or email. It was agreed some sort of warning should be issued. Melissa will check with Kandice (PMI) about finding a towing company and how to issue warnings.

3. Pool/Clubhouse Committee (PCC) – Michelle McHugh and Julie Kijowski

- a. Michelle and Julie said they were willing to be on the pool committee but wanted to know if there was a job description. Phyllis will get Mike Britt to write something up.
- b. Replacement slings for the chairs have been ordered and paid for. It will probably take up to 8 weeks for us to receive them.
- c. The sling company suggested storing the chairs indoors during the winter. We have enough room in the showers to do that.
- d. Phyllis was notified the pool was cloudy. The pool company rep came out and cleaned the filters. He suggested we get another set of filters so we can rotate; cost will be \$500. There was a discussion about spending more money on the pool when we have several other things to repair from the storm. It was suggested we wait, but it was decided that if we wait then the costs will go up. Phyllis made the motion to purchase now, Melissa seconded.
- e. Melissa asked when the pool was closing for the season. Phyllis said originally it was mid-September. However, with the weird spring weather and how hot it's been, she was going to ask the pool company if we could stay open until October 1.

4. Beautification/Landscaping Committee (BLC) – Dean Mills

- a. July Yard of the Month is 4910 Orchard Lake, Bob & Rita Tracey.
- b. Dean would like some help on the committee. Andrew will check with his neighbor who said she wanted to get involved and see if she would be willing to help.

5. Social Committee –Andrew Hinton and Suzanne Roche

- a. Upcoming events: Summer/Fall
 - Movie Night at the pool will be August 12 with a rain date of August 19. Melissa will put it on the website calendar. Movie snacks will be provided by HOA (popcorn, candy, water bottles, and juice boxes).
- b. July 4th party was a success. Several donated food and money.

Old Business

1. Newsletter was sent out; the next one in October. Things to be included: Dolls' update, thanking Jason Fortner for turning off Dolls' gas and Shi Ma for controlling the sight seekers.
2. The fence staining will have to wait about 6 months – can't be done since we have to repair what fell during the storm. New posts cannot be stained immediately.

New Business

1. Neighborhood fire – great community response. The biggest loss is both cars because they were older models and insurance didn't replace.
2. Residents on OLD have asked about the erosion from the hill behind their houses coming from OVW. Crabapple has looked at it but is going to get another opinion and make suggestions.
3. There are several dead trees behind ORC. They have been included in the clean-up costs for the trees downed around the lake. The proposal was for \$3,000, half of what was quoted by

another company. They will chip the smaller trees and put the mulch in the surrounding woods. Phyllis made the motion to accept, Eve seconded.

4. Upward Roofing will be out next week to check the clubhouse roof. It lost shingles during the recent storm. Upward has contacted the HOA insurance company for a claim.
5. Phyllis had Aqua Docs look at the bridge/dam. They help Forsyth County with reservoirs and HOAs with their retention ponds. The rep said the dam needed to be cleared of underbrush and trees smaller than 7" in diameter. Phyllis suggested we have a clean-up day separate from a fall community workday. We'll wait until it cools down some, so date TBD.

Announcements/Remarks

- Next board meeting scheduled for Thursday, August 17, 2023
- Motion to adjourn made by Andrew, second by Phyllis, motion carried
- Adjourned at 8:34 pm

Action Items

- **Phyllis with Kandice for the following:**
 - Calendar on PMI website
 - AT&T Wi-Fi status at the clubhouse
 - Lease report and tenant info
 - 2 more quotes for fence repair/stain; check with companies to see if should do both sides
- **Phyllis**
 - Check with landscaper about replacing trees out front
- **Eve/Andrew**
 - Contacting Accurate Fencing for repairs to the fence. Will see if they will come back and stain after new posts have been set.
- **Eve**
 - Post roofing update on FB
 - Find links for approved roofing colors so residents don't have to submit a change request if using those colors regardless of what current roof color is. Will post in FB and have Kandice do an email blast.
- **Melissa**
 - Send June mins to Dave & Kandice
 - Will update website calendar with new events (Movie Night, Pool closing)
 - Send Eve Sherwin Williams Natural paint link for ARC, website
 - Check with Dave about adding authorization to website, calendar so don't have to contact Judy every time
 - Contact Kandice about towing: warning stickers, towing companies to contract with