

Kimmon Place Homeowners Association
Semi-Annual Meeting
July 17, 2007
Wake Forest Country Club

Attendees: Mike Nadeau, Tom Draney, Tara Smith, Joe Cichocki, Stacey Bennett, Rod Hamby, and 33 homes were represented by homeowners or proxy vote. A quorum was not present and no voting occurred at the meeting. Lots Represented at the Meeting by attendance or proxy were: 2, 3, 5, 7, 11, 13, 15, 18, 29, 31, 32, 34, 36, 40, 44, 45, 47, 49, 57, 59, 62, 66, 68, 73, 74, 75, 79, 82, 83, 84, 87, 90, 98

Old Business

- I. Treasurers Report: Tom Draney provided update. See attached financial report. Four households have not paid dues from first half of the year. Report does not include dues from the second half of the year's dues collections.
- II. Committee Reports:
 - A. Ammons Pittman-Management Company: Rod Hamby gave an update regarding the history of Ammons Pittman as a company and his personal experience in the industry.
 - B. Architectural Reviews: Jim Siewert asked homeowners to submit approval forms for projects prior to starting them so committee has time to go through the approval process. He also briefly reviewed the current rules the committee uses to approve projects. This information will be made available to homeowners via the website.
 - C. Grounds: Sara Barretta updated group on sprinkler system repair, sign repairs, True Quality contract, and pond clean-up. Question posed to chair about repairs to Reserve Sign. This project is in progress and an update will be provided to homeowners once repairs are made.
 - D. Social: Anthony Young encouraged homeowners to join social committee. Once committee is formed they will decide how to use the budget directed for their committee this year.
- III. Neighborhood Speeding/Four Way Signs: Mike Nadeau updated group regarding punch-list for state to take over the road. Bob Pace has the signs that were removed. Once the process is completed and the state takes over the road we will have the area re-surveyed and ask that the signs be replaced. We believe the county removed the signs on Coatesworth and Baynum Pond. There is no chance of getting the signs back from the "sign graveyard" in Henderson. Question was raised about placing "Children at Play" signs in the neighborhood. The Board will ask the area traffic manager if these signs can be placed once the roads have been taken over by the State. Another homeowner suggested that speed limit signs be placed on Sunflower Meadows Lane. The Board will look into this matter also.
- IV. Riparian Buffer: Tom Draney updated the group regarding the buffer. The area has been staked out 30ft from the bank outward. Homeowners on Sunflower have cut back all the way to the creek bed. Homeowners should let the staked off area grow back. The other option is to choose to plant other items in the area. Sondra Tribblehorn added that the remainder of the area could be beautified or developed for

play area if the neighborhood wanted to do so. The grounds committee will discuss this further with the neighborhood and Board.

V. Other: No other business was brought up.

New Business

- I. Communications Committee: Stacey Bennett discussed the need for starting the communications committee. See attachment regarding the issues.
- II. Neighborhood-Watch: Joe Cichocki discussed the need to start up the watch group again. Discussed abduction attempts, discussed recent break-ins, and an incident where a neighbor witnessed 2 people pulling up to a vacant house that is for sale and one of the people trying to get into the house from the front and back. Reiterated the need to lock car doors and keep lights up and going in the neighborhood. If a light is out or flickering homeowners can contact Wake Electric and they will fix it within 24-48 hours.
- III. Covenants Enforcement: Rod Hamby discussed the most common covenants violations and the need for homeowners to follow the covenants. Things such as starting improvement projects without approval, not screen trash cans, and having boats, trailers, and motorcycles in view (left out in the driveway) were the most common violations. According to State Statute 47F a HOA may fine up to \$100 per day for a violation and the fine can become a lien on the house. Rod tries to write a personal letter rather than a form letter to any homeowners who are in violation. The Board has chosen to keep fines and covenants violations as private as possible. So far there are no outstanding fines. The 3 homes in violation this year have begun the process of obtaining architectural approval and rectifying covenants violations. No fines have currently been assessed.
- IV. Pet Deposits: Tom Draney reminded neighbors to clean up after their pets and encourage people they see walking to clean up after their pets.
- V. Fire Safety: Joe Cichocki updated the group on the ability of the fire department to access the pond water to put out a fire. The pond can be used. It is between 5 and 7 feet deep. The fire department would use a floating screen rather than a dry hydrant in the event of a fire. There will need to be adjustments made to the pond area to widen the road down to the pond. There are trees that will need to be cut down and removed and gravel will be brought in to fill in the driveway. A chain will also be placed at the pond to prevent people from driving down to the area. Only in the event that something is being delivered and dropped off should anyone be driving down to the pond. There was a brush fire recently in the neighborhood that occurred as a result of some kids playing with fireworks. The neighboring homeowners called the fire department while another group put out the fire. Homeowners were told to call 911 and report any fires first before beginning to put the fire out so the fire department has as much time as possible to respond.
- VI. Neighborhood Update: Bob Pace provided a neighborhood update. There are 4 new homes that are finishing up and are for sale. There are 2 more still under construction. There are 6 other established homes in the neighborhood for sale. The average price per square foot heated is \$143. A few homes have sold for over \$500,000.00 and several others for over \$400,000.00.
- VII. 2008 Elections: Mike discussed the need to re-establish staggered terms. The Board will create a nominating committee to help with elections this fall. All Board

positions will be up for re-election. Some of the same people from the current Board will run again for the 2008 Election in order to begin creating staggered terms. It is the Board's intention to have a ballot of candidates together prior to the next HOA general meeting so that elections can occur at the meeting.

VIII. Other:

- A. Mailboxes: Anthony Young asked whether the Board had decided to change the mailbox design. Mike Nadeau repeated that the decision was made to stay with the same current design. The Board has discussed everything from changing the design to enforcing individuals to perform routine maintenance on their mailboxes. Unfortunately the covenants and By-laws do not empower the Board to do either. Additionally, there were at least double the number of no's to yes's in favor of changing out the mailbox design. In order to maintain the overall appearance/unity of the neighborhood, and increase property value, the decision was made to stay with the current design (white post & black box). Joe Cichocki told everyone about the Quick Signs store where homeowners can purchase the mailboxes, the posts, and the numbers for their mailbox. One homeowner suggested adding a little KP symbol to the posts to distinguish our neighborhood from others similar to the way Silo Glen has done. The Board will follow up on the cost of implementing this decision.
- B. Water rationing: A homeowner asked whether KP residents had to follow the Raleigh city water restrictions. Tom addressed the issue. NC law prohibits water companies from requiring the rationing of water. While Raleigh or Wake Forest can request that homeowners comply with water conservation requests they cannot force residents to comply who are out of the city limits. Homeowners are encouraged to conserve water since there is a shortage. An announcement will be sent out about this. Tara Smith also requested that anytime homeowners have a problem with water pressure that they please call the water company to complain as the company is suppose to be logging the complaints. A homeowner at the meeting noted that there is suppose to be an internal regulator for water pressure under each house and that homeowners check whether this needs to adjusted prior to calling the company. Another homeowner brought up the fact that the water company changes the pressure according to the season to avoid getting particulates in the water. So if you have a problem with the pressure level please call the company to complain.
- C. Brown Outs: There have been frequent interruptions in electrical service throughout the neighborhood. The Board was not aware of this and if it continues will follow up with Wake Electric.
- D. Bi-Annual Meetings: Mike Nadeau encouraged everyone to email the Board to say whether they liked having the bi-annual meeting. By a show of hands it was determined that the majority of people at the meeting agreed having bi-annual meetings was a good idea.

The above Minutes were ratified by all Board members via email as of July 25, 2007.

- Stacey Bennett KPHOA Secretary