

Kimmon Place Homeowners Association
Board Meeting Minutes
June 25, 2007

Attendees:

Mike Nadeau
Joe Cichocki
Tom Draney
George Pittman
Stacey Bennett

I. Old Business

- A. Minutes from previous meeting were reviewed and ratified.
- B. Treasury report given. Financial statement through May 30, 2007 posted on website. Sun Trust account now closed. Everything is now in North State Account. Recommended goal is \$30,000.00 to have as our subdivision back-up. Will look into putting part of our savings in interest bearing account. Dues outstanding: 7 people have paid \$150 plus \$25 late fee. 9 households have not paid either the dues or the late fees. We will send out letters with full amount plus late fee (\$325 total) the first week of July with the second subdivision billing for \$150 of homeowners dues.

II. New Business

- A. Architectural Violations: 3 households are in violation. One household has received 2 certified letters but still not submitted approval form or plans. They have discussed issue with Mike Nadeau and were invited to this Board Meeting but did not attend. The Board decided to send a third letter imposing \$50 fine, then escalate to the \$100 fine, and add the \$100 a week fine as necessary per our covenants unless the plans for the landscaping changes are submitted and the fence is removed. A second household has been sent one certified letter and returned a hand drawing of the plan for installing a pool. They have not filled out the architecture form. We will send them the form to fill out and have all the information sent to the Architectural Committee Chair. A third household has not completed an architectural approval form for a porch addition. The Board will also ask them to submit an approval form.
- B. Mid-Year Prep:
 - General Meeting: We will use Roberts Rules of Order format for the General Meeting (Attachment A). Agenda for meeting will be sent out to homeowners 2 weeks prior to the meeting.
 - Mailboxes: This issue will not be listed on the Agenda but any interested person who wants to discuss the mailbox issue may bring it up on the floor at the General Meeting with any other neighborhood issues. The Board agreed to currently uphold the decisions made at the May meeting.

- Covenant Violations: Covenant violations about trailers or other vehicles left out on the property will be discussed. Will announce that a warning letter will be sent to violators based on complaints or on what Rod or Board members see in the neighborhood.
- Pet Deposits: Make an announcement to clean up after pets. Open to the floor for discussion for how this can be enforced.
- Stop Signs: 2 have been removed at the corner of Baynam Pond and Sunflower Meadows. After being informed of the plans to remove them the Board had contacted the DOT and asked to meet with them. We were denied but given an opportunity for a phone conversation to discuss DOT regulations. Bob Pace had been given a punch list of things that had to be done for DOT to take over the road maintenance in the subdivision. Removal of these signs was one of the items. The Board refused to remove these signs because of safety concerns. Mike will call to discuss what our alternatives are if any since the signs have been removed.
- Riparian Buffer: Around the creek the bush has grown in tremendously. Tom staked out buffer zone. However homeowners are still cutting into the zone. We will announce at the General Meeting where the zone is and the fact that the cutting needs to stop or fines may be imposed according to state law.
- Fall Clean-up: Tom Draney suggested that the neighborhood organize a Community Fall Clean-up Day for the common areas. The Board agreed this would be a good idea and will discuss the matter further.
- Speeding: Wake Co not responding to our phone calls about curbing the neighborhood speeding problem. Will announce at the meeting that people should watch their speed in the neighborhood and ask for ideas on how to make people more aware.
- Website: Multiple problems have arisen with keeping the site up-to-date and getting information out to people in general. Board discussed this topic in Executive Session and voted unanimously to proceed with having a committee formed to further develop and manage the website rather than leaving the job to any one person in our subdivision. Will open up to community to ask for volunteers for the communications committee at the General Meeting. Communications committee will be responsible for reviewing the current website, collecting data on type of software to use, and redesigning the website in a software program that is accessible to multiple users.

- Neighborhood Watch: Will ask for volunteers to restart the group at the General Meeting. So far one neighbor has voice interest in being involved with the committee.
- Parking at the Pond: In order to prevent people from driving vehicles down to the pond and potentially getting stuck or damaging the area the Board has voted unanimously to erect two posts and a locked chain barrier across the pathway entrance. Community members will still be able to park at the entrance and along the street to get to the pond and maintenance crews will be provided access to the area as needed to get mowers to the area.

These Minutes were ratified via email by the Board on June 30th. – Stacey Bennett
KPHOA Secretary 2007