

Kimmon Place Homeowners Association
Bi-Annual Meeting
January 28, 2008
Wake Forest Police Dept. Courtroom

Attendees: Mike Nadeau, Tom Draney, Tara Smith, Stacey Bennett, Rod Hamby, and 41 households were represented by homeowners or proxy vote. A quorum was not present and no voting was conducted at the meeting.

Old Business

- I. **Treasurer's Report:** Tom Draney reported the starting and ending financial figures for 2007. The balance was \$25,943.00 with no outstanding dues. The HOA's goal is to amass a sum of \$30,000 in residual funding prior to suggesting that the HOA dues be decreased. The current Board believes we are on our way to creating this fund and have proposed that HOA dues be maintained at the current rate of \$300 a year to be billed to each household semi-annually. A late fee of \$25 will be applied if dues are not paid within the 30 day timeframe outlined on the bill.

- II. **Secretary's Report:** Stacey Bennett reviewed the Minutes from the July Meeting and also directed everyone's attention to the "2007 in Review" Document made available to homeowners at the meeting. This document reviewed the major accomplishments of the HOA this year and addressed all the issues brought before the Board by the KPCH group petition. A copy of this document will be posted on the website.

- III. **HOA Management Report:** Rod Hamby from Ammons Pittman informed the group that all dues from 2007 have been collected and 70 households have paid for the first half of 2008. Twenty three households still have outstanding dues for the first part of 2008 and must pay by January 31st in order not to incur the late fee. Covenants violations and the process for reporting these violations to Rod were also discussed.

- IV. **Committee Reports:**
Architectural Committee: Jim Siewert will be stepping down as the Architectural committee chair and Ed Lawson will be replacing him. Jim had no new updates. The process of seeking Architectural Approval was reviewed briefly.
Grounds Committee: Sara Barretta has agreed to continue on as the chair for the Grounds Committee. The committee will be involved in reviewing the proposed entrance improvements and ultimately recommending to the Board what should be done to improve those entrances. They will also be scheduling another Clean-Up at the pond to continue the job that was started this fall but not completed. She will be scheduling a meeting of the committee members ASAP to begin work on these projects and encouraged anyone who is interested to join. Tom Draney re-iterated that serving on the Grounds

Committee is not about going out and doing all of the labor but that the role of the committee members was to serve as an advisory group to the Board and to help them make decisions about how to improve the overall look of the community.

Social Committee: Anthony apologized that no social events were planned for 2007 and has stated that he would like to get an event planned for the Spring. He will be scheduling a meeting of the committee members to discuss this further and invited anyone with interest to join the committee.

Communications Committee: Stacey Bennett has agreed to stay on as the chairperson for this committee. The group will plan to publish a neighborhood newsletter quarterly and she invited everyone in the neighborhood with news items to submit them for publication. She also announced that the group has put together a Neighborhood Directory. A copy of this was provided to everyone at the meeting and will be available online minus anyone's information who has requested that this not be shared on the internet.

Neighborhood Watch: Dan Moore has agreed to continue as the chairperson with this committee. He reviewed the incidents that had occurred in the neighborhood throughout the last year including attempted break-ins to vehicles in the neighborhood, vandalism, and people impersonating vacuum cleaner sales representatives casing the neighborhood. Any suspicious person should be reported immediately to local law enforcement and to the committee or Board. Dan thanked everyone for their cooperation with the helping keep the neighborhood safe. Anthony also encouraged all neighbors to be vigilant about their own properties and surrounding properties. He encouraged homeowners to make it a point to talk with their neighbors and let them know if they see anything suspicious (not to worry about whether it will offend someone- if in question-ASK!).

- V. **Reserve Sign Repairs**: The broken "E" letters on the reserve sign have not been repaired yet because the pieces that have fallen off the sign are missing. It is not feasible to re-letter the entire sign. If anyone has contacts that can help make replacement pieces so the sign can be repaired please contact a Board member or Sara Barretta with that information. The stone work that had fallen off has been fixed.
- VI. **Fire Safety/ Screen Project**: Joe Cichocki and Tom Draney have worked on getting the driveway to the pond enlarged enough to allow fire trucks to access this area. Trees have already been removed but gravel is needed to complete this project and has been added into the 2008 budget. We are waiting on feedback from the fire chief about other changes needed to use the pond water (a fire screen rather than a dry hydrant) to put out fires.

New Business

- I. **Proposed Entrance Project**: Mike spoke about the proposed entrance improvements on Kimmon Way and has made a motion to have the neighborhood vote on whether or not to have the Board and Grounds

committee proceed with this improvement project. The motion was seconded by Anthony. Joe O'Keefe suggested that the Grounds Committee and Board come up with a few options and allow neighbors to give feedback on the planned entrance rather than simply pursuing the suggested columns. The estimate for the columns was \$6,000. This would include up-lighting and landscaping for the new columns as well as lighting for the Reserve sign. Crystal Lawson also pointed out that the lighting at the main entrance is not as bright as that of other local subdivisions and suggested that the Board look into improving this.

II. **Proposed Budget:** Tom reviewed the proposed budget for 2008 and opened the floor for questions. A quorum of votes is needed to approve the proposed budget for 2008. If a quorum is not obtained then the 2007 Budget will remain in effect. The "special project money" will be voted on separately and require approval of the proposed entrance project before proceeding. If this does not pass the special project money will revert back to the 2007 value of \$3000 dollars and could be used for any project in 2008.

III. **Elections:** Nominations for Board of Directors: Five people were nominated, seconded and agreed to run for the 2008 Board of Directors. They are as follow:

Crystal Lawson- 3101 Baynam Pond
Joe O'Keefe- 8705 Sunflower Meadow
Scott Bennett- 8600 Windsong Valley
Mike Nadeau- 2829 Kimmon Way (current president)
Tom Draney- 2820 Kimmon Way (current treasurer)

IV. **By-law Changes:** Tom Draney made a nomination to make a revision to the By-laws to change the quorum needed to have voting at general meetings. Currently the By-laws require 60% of homeowners be represented either in person or by proxy for voting to occur. We only have 41 households represented out of the needed 57. The Board has given notice to all homeowners in the form of a newsletter, two separate mailings, two emailings, and via phone calls to all homeowners. Despite this effort a quorum was not present and this has been the case in past years as well. Therefore, Tom has made the motion that the quorum be dropped to 40%. This was seconded by Mike Nadeau. Rod Hamby will contact the HOA lawyer to have the change drawn up in official language. This will be voted on in the future. Additionally Rod will check to find out if elections can be held via email. If this is not an option ballots will be mailed out to all households and all returned ballots will constitute the quorum for elections this time around.

V. **Speeding:** The issue of speeding was brought up again. There are a handful of homeowners who would like to investigate the possibility of having speed bumps installed on Baynum Pond Dr. A task force will be formed to investigate this further,