Summerlyn

Board of Directors Meeting

horizontal line

October 23, 2019 / 6:00 PM / Kathy’s House

# ATTENDEES

The meeting was called to order at 6:08 pm.

* Tom
* Kathy
* Mary
* Brianna
* Chris
* Jason
* Ben
* Shana

## Hearings

* No hearings were called for this meeting

## Financials

* Reviewed operating statement with Shana
* Reviewed aging report

## Old Business

1. Moving the money into CDs and savings
   1. Tom received check from WDM for $30,000 and will open 12 mo-CD with Ally Bank
2. Pool repairs and glass in the pool situation
   1. Shana is waiting to hear back from Will on winterization process and glass in the pool
3. Limiting the ratio of renters to homeowners in the neighborhood
   1. Shana reached out to attorney (Mark Gunter)
   2. Attorney advised that it will cost ~$2000 - $4000 to amend covenants
   3. Currently ~15% of the homes are rented in subdivision (44/278 homes are rented. Will be 313 homes total once development finishes)
   4. Shana will ask attorney if board can go door to door and ask residents to submit ballot
      1. What percentage do we want to cap?
         1. Shana will ask attorney to research Clayton area (Wake and Johnston counties) for an approximate percentage of renters in subdivisions as a baseline
         2. Board was thinking 15-18%
      2. Is there a military clause we can add? Add leniency for military homeowners in case they get deployed
      3. If attorney approves:
         1. Send everyone an email with info
         2. Post on Facebook with info
         3. Go door-to-door with ballots
         4. Set up booth at pool for folks to cast ballots on predetermined dates
4. Update on movie night October 25
   1. Tom confirmed that movie night is good to go
   2. Pool doors will be open for bathrooms and alarm disarmed until midnight
5. Pool leak and electrical issues
   1. Shana will reach out to provide 3 bids for electrical repairs
   2. For pool leak, board will revisit next month. Mary to reach out to Will. Does the pool need to be drained to detect leak? How does that impact cost?

## New Business

* Review budget for 2020
  + Landscaping - Jason to reach out to Robbie and see if we can lock in a 3 year contract at currently projected price
    - Jason - Ask Robbie if we can cut the grass biweekly instead of weekly. How would that affect the contract price?
  + Do we raise HOA dues?
    - Not this year
  + Shana to ask attorney if we take place a lien on common area properties that the develop owns. If they don’t show in small claims court, have them pay attorney fees
* Schedule next hearings
  + Shana to confirm with Clayton Center with available dates. Will send board available dates and we will settle on a time. All residents should be instructed to come at the same time instead of staggering them throughout the meeting.

## Committee Reports

Architectural Review Committee: Nothing to report

Beautification committee: Nothing to report

## Action Items

1. **Tom**:
   1. Open Ally account and transfer $30K into 12 mo CD
2. **Mary:**
   1. Reach out to Will from AquaTech and determine if pool needs to be drained to detect leak. How does that impact cost?
3. **Jason:**
   1. Reach out to Robbie and see if we can lock in a 3 year contract at the 2020 projected price
   2. Ask Robbie if we can cut the grass biweekly instead of weekly. How would that affect the contract price?
4. **Shana:**
   1. Follow up with Will from AquaTech on winterization process and glass in the pool
   2. Ask attorney if board can go door-to-door and ask residents to submit ballot for voting on rental cap amendment.
   3. Ask attorney to research Clayton area subdivisions’ covenants for what an acceptable rental limit is
   4. Ask attorney if board is able to add a military clause to rental cap amendment to avoid any sort violation of discrimination laws
   5. Obtain 3 bids to fix electrical issues at pool
   6. Ask attorney if we can place a lien on the common area properties still owned by the developer.
   7. Reach out to Clayton Center to confirm available dates and times for hosting hearings and next HOA board meeting.

# Next Meeting:

* Next month’s meeting place and time to be determined by Shana once she hears back from Clayton Center