

**THE VIEWS OF ASHEVILLE HOME OWNERS' ASSOCIATION**  
**MINUTES OF FIRST MEETING**  
**JUNE 18, 2002**

Attendees: Richard Green  
Ralph & Sue Willmott  
Gerry Stanley  
Comer & Mary Pierce  
M. E. Gray  
Toni Meador  
Joel & Sandy Cuba  
Al & Kay Patel  
Neil & Diane Altman  
Ken Jackson  
Phil Fisk

1. The meeting was called to order at 7:00 p.m. at New Hope Presbyterian Church. The three members of the Board of Directors, Richard Green, Ken Jackson & Phil Fisk, introduced themselves as the development team. The board accepted the resignation of Mr. Phil Fisk and thanked him for his generous service.
2. The floor was opened for nominations to fill the open board seat. Mr. Gerry Stanley was nominated and elected by acclamation.
3. Input was received from existing homeowners on the possibility of future streetlights, which could be paid for by the City. The majority was against streetlights even though Mr. Richard Green expressed concern about safety. Richard recommended lights in the curves only, which would be along the perimeter of the property. The consensus of the existing homeowners was to use a handful of homeowners' pole lights, which may or may not be on, to provide lighting at night.
4. Input was received from the existing homeowners on the desired level of maintenance in the subdivision, including common areas. The only consensus was that common areas, excluding road shoulders, should receive very little maintenance other than cutting dead trees as necessary. There was no consensus on maintenance of the road shoulders. A newly formed landscaping committee will provide a report complete with recommendations to the board within 30-days. The board will make a decision on road shoulder maintenance subsequent to the report. Bids on road shoulder maintenance varied from \$4,000-\$9,000/year depending on frequency.
5. Richard Green, board member and part of the development team, reviewed past expenditures for capital improvements and ongoing maintenance. The developer has paid for \$24,000 in capital improvements over the last 18 months, which included \$12,000 for new trees (the majority was required by the City of

- Asheville). The balance was for signage, landscaping, etc. Approximately \$10,000 was spent for ongoing maintenance that was actually the responsibility of the existing homeowners.
6. Homeowners interested in serving as officers of the Home Owners Association were asked to give their names to Gerry Stanley after the meeting. The Board of Directors will elect officers.
  7. It was decided that a landscaping committee would be established at this time. The members are Margaret Stanley, Mary Pierce and Ralph Willmott. They will provide a report with recommendations to the board within 30-days. The committee will meet with the board on June 26, 2002 at 2:00 p.m.
  8. The setting of homeowners' dues will be delayed until the board receives the report from the landscaping committee and makes a final decision on the maintenance budget for the next 12 months. Dues have been estimated at \$30-\$50/month per homeowner. The Home Owners Association needs to get an insurance policy for liability coverage on all common areas.
  9. Richard Green stated that he had received a letter from Pat Goldbold on behalf of the Pinnacles. The letter put the Views Home Owners' Association on notice that two dead trees were located on The Views common areas below the detention basin, which threatened 2 different homes in the Pinnacles. Richard Green stated that North Carolina law made The Views Home Owners Association responsible for any damages incurred by Pinnacle Homeowners. Joel Cuba stated that he did not want Views Homeowners to pay for the removal of the trees even though they are responsible and liable. Since BB&T Bank was aware of the situation a year ago he feels they are responsible. However, the restrictive covenants clearly state that the homeowners at The Views are responsible for maintenance of the common areas. Ken Jackson said the development team would call BB&T but Richard Green expressed doubt that BB&T would pay for the removal of trees, which was again, the responsibility of The Views Home Owners Association.
  10. The meeting was adjourned at 8:45 p.m.

Respectfully Submitted,

Richard Green

# Memorandum

**To:** Board of Directors of The Views HOA

**From:** Joel Cuba

**Date:** 07/02/2002

**Re:** Corrections to the Minutes of the 6/18/02 Homeowners Meeting

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I would like to take this opportunity to correct the following mistakes to the above minutes;

Item 8. In this item it is stated that, "dues have been estimated at \$30-\$50/month per homeowner". I do not believe that any monthly maintenance figures were ever mentioned. As you remember, no decision was made as to the level of maintenance to be performed. Nor was any decision made as to who would perform said maintenance; the existing homeowners or an outside organization. As this is potentially the most significant portion of monthly assessments, any number mentioned would have been totally meaningless at this point in time.

Item 9. In this item it is stated that, "Joel Cuba stated that he did not want Views Homeowners to pay for the removal of the trees even though they are responsible and liable. Since BB&T Bank was aware of the situation a year ago he feels they are responsible." This statement do not accurately portray the comments I made at the meeting. I stated that I believe that any tree that poses a danger should be removed. What I disagreed with was the question as to who is financially responsible for the removal of these trees; or any other trees that pose a danger to life or property. I do not believe that because BB&T and then the developers failed to take any action in this regard, it becomes the financial responsibility of the homowners to remove said trees. I believe the common areas should be in a reasonable condition before they are turned over to the homeowners.