

**THE VIEWS OF ASHEVILLE HOME OWNERS ASSOCIATION
MINUTES OF MEETING
JUNE 22, 2004**

Attendees: Richard Green
Ken Jackson
Gerry Stanley
Steve & Joanne Betso
Allen & M.E. Gray
Joel Cuba
Al Patel
Neil & Diane Altman
Toni Meador

1. The meeting was called to order at 7:10 p.m. at New Hope Presbyterian Church.
2. Minutes of the meeting of June 18, 2002 were distributed and accepted by unanimous vote.
3. The floor was opened for nominations to fill the homeowners' board seat. Gerry Stanley was nominated and elected by unanimous vote.
4. The Treasurer's Report showed a balance of \$8505.58 as of June 22, 2004.
5. Landscaping Budget for the year of \$5,320 was approved: \$4800 for mowing, \$120 for weed killing of gutter growth, \$400 for clearing of stormwater management ponds. Discussion of Landscape Committee Issues was deferred to New Business.
6. New Members of the Landscape Committee were approved. The three new members are Joanne Betso, John Pierson, and Richard Green
7. There was no unfinished business.
8. New Business
 - a. **Change of date for the annual meeting** was approved. The meeting will now be the second week in June to allow those members who go south for the winter an opportunity to attend.
 - b. **Exclusive use of e-mail announcements** for the meeting was not approved. E-mail will be used as a secondary means of communication, but a written notice will continue to be required.
 - c. **Erosion problems from contracted work** were described by Al Patel. The problems are on or adjacent to his property and are caused by the work performed to extend the sanitary sewer. Richard Green has been trying to get the responsible contractor to return and fix the problem but has not had any success. Richard did promise that the problem would be corrected by the end of next week (Friday, July 2nd).
 - d. **Landscape Committee Issues:**
 - i. **Use of a professional landscaper** to develop a total community plan: Some homeowners objected to developing a landscaping plan when the lot lines may be changed in the future, perhaps requiring uprooting of trees or shrubs planted as part of the landscape program. M.E. Gray and Richard Green pointed out that the development is close to final form as to lots and common areas. It was agreed that the cost of any transplanting or replacement of trees and/or shrubs would be born by the developer or the lot owner.
 - ii. **A maximum of \$500** was set for the landscape designer's fee. Also to be considered was free design consultation from various nurseries. It was pointed out that the free service was normally provided with the expectation that any purchases would be from that particular nursery. Ken Jackson agreed to set up an onsite walk-through with a landscaper with whom he has had considerable business.
 - iii. **Wider mowing** of shoulders and mulching of street trees were deferred until the meeting with landscaper.

- iv. **Off street parking:** All agreed to keep options open on the off street parking area on the outside of the curve above 88 DVD, and that we should consider other uses for the area that may or may not require removal of the asphalt, which is in poor condition.
 - v. **Free Cutting Zone:** There was unanimous consent on permitting home owner removal or trimming of any Black Locust trees, on either their property or in common areas, to maintain the view from their homes. An observation was made that we would eventually need a general “view preservation policy” to guide trimming and removal of trees to best strike a balance between maintaining views and maintaining landscaping.
 - vi. **Dead Trees:** Although over 36 dead trees were removed from the common areas, some remain on individual lots. None appear to be endangering any homes. This was a discussion item only.
 - vii. **Escrow:** There was unanimous consent on requiring a \$1000 Escrow fee from any builder or lot owner other than Jackson/Green to ensure that all common areas are cleaned up and returned to as near original condition as possible at the finish of construction. Richard Green volunteered to check with his lawyer about necessary changes to Covenants and/or By-Laws to implement the escrow requirement.
 - viii. **City acceptance of Distant View Drive:** Work has been completed and Richard Green is in the process of getting the street reinspected by the city. He hopes to have final acceptance accomplished within two months
 - ix. **City acceptance of stormwater management system:** The plan is not yet 100% approved. The point of contention is the city requirement for a fence around the permanent detention basin. Richard Green is trying to get an on site meeting with the city engineer.
- e. **Formation of an Architectural Review Committee:** There was considerable discussion about the responsibility and authority of such a committee. It was pointed out that a committee of homeowners would have no authority whatsoever until such authority was passed in writing by the developer and there was no use in establishing a committee if it had no authority. The offsetting opinion was that even without authority the committee would provide better communications between the developer and the homeowners. The final resolution was to form a committee of five members. Three of the members would be the current members of the Board of Directors (Green/Jackson/Stanley). The remaining two members would be volunteers from among the homeowners.
- f. **Homeowners Assessments:** There was unanimous agreement to retain homeowner dues at the current level of \$30/month.

The meeting was adjourned at 8:58 p.m.

Recorder: Gerry Stanley

Respectfully submitted:
Richard Green