

**THE VIEWS OF ASHEVILLE HOME OWNERS ASSOCIATION**  
**MINUTES OF MEETING**  
**July 26, 2006**

1. The meeting was called to order by Board President Richard Green at 7:05 PM
2. Roll was taken by signup and proof of notice was presented and accepted

<u>Attendees:</u>	<u>Address @ Distant View Drive</u>
Beth Garrett	77
Neil & Diane Altman	78
Gerry Stanley	86
Richard Green	91
Joe & Jill Bonamarte	93
Vivian Lutz	102
Diane Summey	108
Mike and Nancy Osborne	110
Steve & Jo Betso	113
Bobbie & Leonard Greenbaum	119

3. Minutes of the meeting of June 2, 2005, having been previously distributed for review, were accepted by unanimous vote.
4. The floor was opened for nominations for Homeowners Representative on the Board of Directors. Gerry Stanley was nominated and elected.

5. **Reports of Officers**

**President and Developer Richard Green reported**

- a. Sales: Lot 77 has been sold to Skip and Beth Garrett, 119 has been sold to Bobbie and Leonard (Curly) Greenbaum, 121 is listed for \$750K, 122 on the ridge (Majestic Builders) is/will be listed for \$775K. There are two more lots on the ridge on which Majestic will build.
- b. Repairs to the storm drainage below Lots 91/93/95 are completed and working well.
- c. The end of the developer's Declarant Period will occur when 121 sells or in April, 2007, whichever occurs first. **Question:** What about Lots 97 & 99? **Answer:** They have been sold to individuals who may eventually build on them. *Note: Refer to your Covenants and By-Laws for definition and discussion of the Declarant Period.*
- d. The sewer easement for the envisioned development on the other side of the ridge is ready for signing. The Views HOA will receive \$50 annually per home from that development if and when it occurs. The easement is to allow the development to pump their sewage over the ridge into the City of Asheville sewer that serves the Views. There were no objections from any homeowners.

**Treasurers Report** (attached)

- a. Expenditures to date for 2006 were presented. Balance as of 7/25/2006 was \$5,821.07.
- b. To unanimous acclaim Neil Altman graciously agreed to serve for another year.
- c. There was a short discussion on how much is considered reasonable to have in reserve in the checking account. There was general agreement on six months dues. Also a question on whether or not the checking account was interest bearing. It is not.
- d. Neil reminded and requested everyone to consider paying their dues on a semi-annual or annual basis. This would ease the workload on the Treasurer.
- e. It was noted that Tax Prep, Insurance and the new Asheville storm water tax totaled almost \$750 per year.
- f. The Treasurers Report was approved by unanimous vote.

## 6. Reports of Committees

### Landscape Committee – Chair, Joanne Betso

- a. Joanne presented the Landscape budget for 2006. Noted we have a new maintenance landscaper. He charges less for mowing but more for detention basin maintenance.
- b. JO then talked about the spring planting at the entrance, drain clearing, and the low-growing tree list the committee had developed for use by the homeowners.
- c. The area below the entrance, across from the Pinnacle homes is labor intensive as presently planted. The plan is to remove everything except the trees and plant grass.
- d. The plan for the area below 102 is to redesign and replant to make it more interesting. More work is planned also across from 78.
- e. Idea for planting wildflowers is being rethought. Wildflowers require tilling and that creates the possibility of erosion.
- f. They are still trying to get things stabilized from the construction.

Richard asked for suggestions or questions for the Landscape Committee

1. What can be done about the deteriorating hillside across from 111 through 119 (below the ridge homes)? Richard will ask Majestic to go ahead and install the final sewer connections to the remaining two lots, as well as address the issue of restoration of the trenched areas to prevent erosion problems immediately following the work.

### Architectural Review Committee – Chair, Richard Green

- a. Committee had approved plans for Lots 91 and 122
- b. Richard reminded everyone that Committee approval was required for any exterior changes to homes.

## 7. Unfinished Business

There was no unfinished business

## 8. New Business

- a. The Landscape Committee pointed out that present and expected increases in their expenses, plus other known and recurring HOA expenses were pretty much consuming all resources, leaving little in reserve at the end of the year. After discussion, the motion was made and seconded to increase dues by \$10 per quarter, or \$40 per year starting in January, 2007, and that dues be collected on a semiannual basis rather than a quarterly basis (\$200 on January 1, and \$200 on July 1). The motion passed unanimously.
- b. The makeup of the post-Declarant Period Board of Directors was discussed. Ken Jackson would automatically be off the board at that time. To maintain continuity Richard Green and Gerry Stanley would still be on the board. We would need a replacement for Jackson. It was suggested that both the Treasurer and the Chair of the Landscape Committee be made members of the board, which would give us five members total. The issue was tabled after discussion.

The meeting adjourned at 8:15 PM

### Attachments

Treasurers Report  
Landscape Committee Report and Budget