

THE VIEWS OF ASHEVILLE HOME OWNERS ASSOCIATION
MINUTES OF MEETING
June 28, 2007

1. The meeting was called to order by Board President Richard Green at 7:03 PM
2. Roll was taken by signup and proof of notice was presented and accepted.

<u>Attendees:</u>	<u>Address @ Distant View Drive</u>
Linda Jorgensen	76
Neil & Diane Altman	78
Gerry Stanley	86
John Pierson	82
Richard Green	91
Paul & Diane Summey	108
Mike and Nancy Osborne	110
Steve & Jo Betso	113
John Lang	121

3. Minutes of the meeting of July 26, 2006, having been previously distributed for review, were accepted by unanimous vote.
4. The floor was opened for nominations for the Board of Directors. Richard Green, Gerry Stanley and Steve Betso were nominated and unanimously elected.

5. Reports of Officers

President and Developer Richard Green reported

- a. The Declarant (Developer) Control Period ended on April 16, 2007, five years from the recording of the Supplementary Declaration to The Pinnacle Phase 3.
- b. 121 DVD: The last home built by the developers, Richard Green/Ken Jackson, has been sold to Mr. & Mrs. John Lang. They are in the process of moving in.
- c. 122 DVD: The builder, Dan Steward will be moving into that home soon.
- d. 91 DVD: Builder/owner Richard Green said construction would be finished inside of 60 days.
- e. Repairs to the French drain at the entrance to The Views appear to have resolved the water/ice problem on Park Avenue. However we won't know for sure until we get some significant rainfall.

Treasurers Report (attached)

- a. Expenditures to date for 2007 were presented. Checking account balance as of 6/25/2007 was \$7250.10. Many Views owners have chosen to pay semi-annually or annually, so a figure was not available as to remaining income expected for 2007. With all lots conveyed, a total annual income at the present dues level of \$400/yr is expected to be \$11,600
- b. To unanimous acclaim Neil Altman graciously agreed to serve for another year.
- c. Neil expressed his appreciation to those who elected to pay their dues on a semi-annual or annual basis. This has greatly eased the dues collection workload on the Treasurer.
- d. Tax Prep, Insurance and Asheville storm water tax totaled \$850, up \$100 from 2006.
- e. The Treasurers Report was approved by unanimous vote.

6. Reports of Committees

Landscape Committee – Chair, Joanne Betso

- a. Joanne discussed the Landscape Committee Report and budget for 2007 (attached). She noted we retained the maintenance landscaper from 2006, Indigenous Design. The committee currently has no projects underway.

- b. Linda Jorgensen (76 DVD) asked about the landscape policy of maintaining the Views common areas in a natural state, and what exactly “natural” means. She stated she has a significant problem with rodents and snakes in her home from the common areas around her home that are overgrown with weeds, (referring to requirements of Covenants Sections 14 and 23 to keep Lots clear of weeds, but it was pointed out that those sections applied to Lots and Lot owners not common areas). She felt that the rodent problem would be greatly if not wholly resolved if the common areas near her home were able to be maintained in a more manicured state.
- c. Linda also felt that the natural condition of the common areas in other parts of the Views would be more appropriately called (jungle?) and that we should consider a more manicured landscaping in all areas of the Views. As an example of an acceptable level of maintenance she referred to The Pinnacle Phase II and their present undergrowth clearing projects in wooded areas as well as their mowing coverage. She furnished anecdotal information about the difficulty of selling a home in the Views during the summer because of the “overgrown” common areas.
- d. A general discussion ensued of the desirability of moving toward a more maintained landscape and the cost that might entail.
- e. John Lang asked about the location and extent of the common areas. The Board Secretary will distribute a Plat of The Views of Asheville (attached)
- f. Finally Jo Betso proposed in a motion that she should send an e-mail to all Views owners offering them a chance to participate in a Landscape Walk-Through to evaluate current conditions and try to develop a consensus on possible modifications to current policy. She would then coordinate follow up with a recommended plan to the board for possible changes (or no changes) to the current policy. In addition, considering the present state of drought, the Asheville Fire Department would be asked if they have any guidelines for minimum clearances of combustibles from residences. The motion was seconded by Nancy Osborne and passed unanimously.

Architectural Review Committee – Chair, Richard Green

- a. Nothing to report

6. Unfinished Business

- a. Nothing to Report

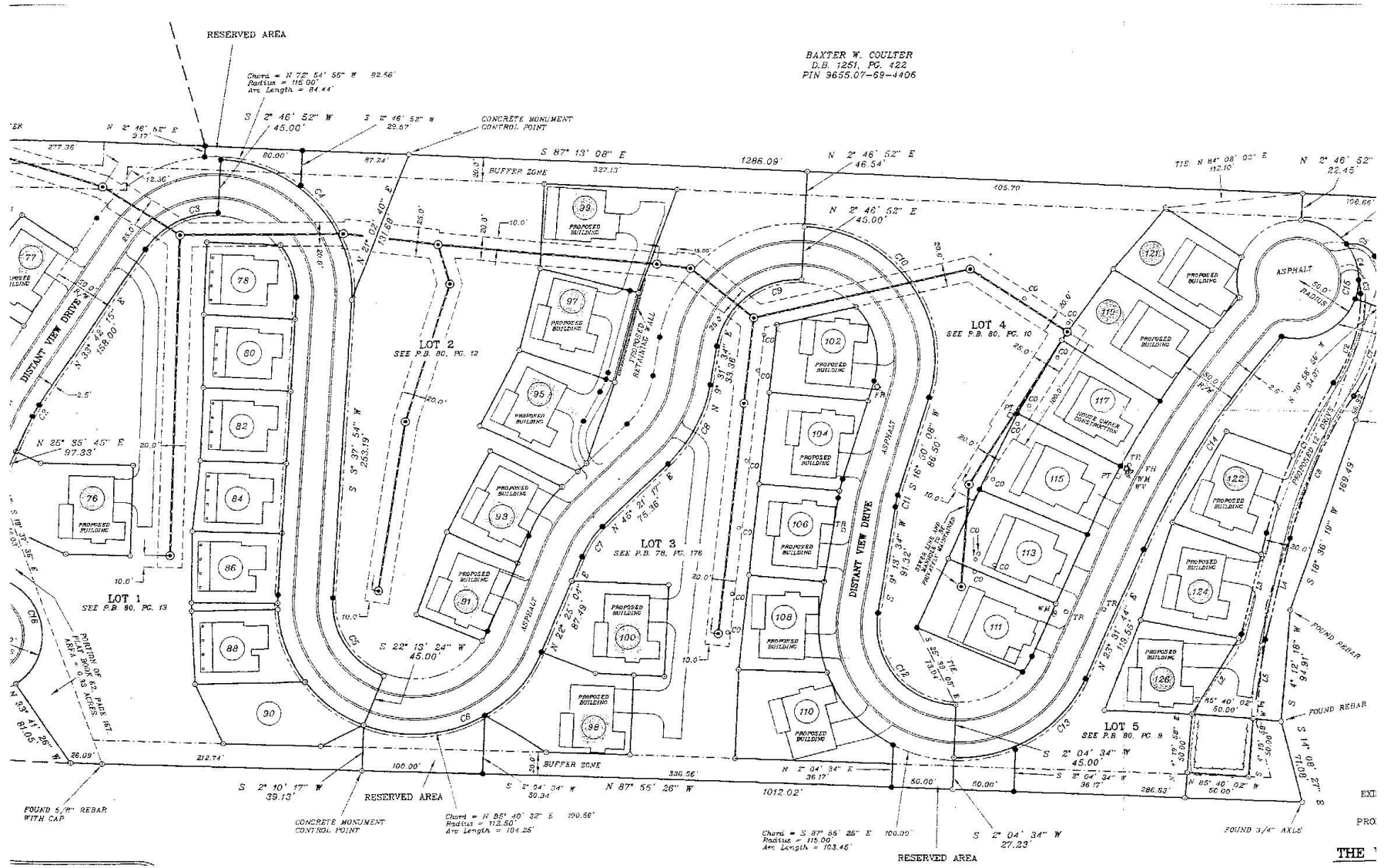
8. New Business

- a. Mike Osborne (110 DVD) requested that a dead tree in the common area below his house be removed. Action was directed to the Landscape Committee.

The meeting adjourned at 8:13 PM

Attachments

Plat of Views of Asheville
Treasurers Report
Landscape Committee Report and Budget



BAXTER W. COULTER
 D.B. 1251, PG. 422
 PIN 9655.07-59-4406

Views of Asheville. Lot lines and building footprints are not necessarily current to actual construction. A number of Lots, including 76, 91, 93, 119 and 121 have been replatted. Any land not within a Lot is common area.

Landscape Committee Report 6/07

Accomplishments

Kept Indigenous Design

Spring planting at sign-watering, added marigolds

Spring drain clearing

Thanks to Diane Summey and Nancy Osborne for their help watering, weeding, buying and installing/removing Xmas decorations, etc.

Thanks to Neil Altman and Vivian Lutz for watering plants near their homes.

The Landscape Committee decided not to meet for a while because we have no projects to monitor. This year (2007) is for maintenance only—and money saving. We will need to replace some dying/dead pines next to parking area.

**Request of Homeowners: Please do your part to water and even weed mulched areas near your homes.

2007 Landscape Budget

	Budgeted for year	YTD 6/28/07
Mowing: \$315/mo x 8	2520	840.50
4 Drainage basins: 2 Herbicide applications and weed-wacking (Spring/Fall)	2800	1500
4 Mulched areas*: Maintenance 2x/yr	1400	245
Entryway Maintenance— incl. annuals (Spring/Fall)	555	375
Miscellaneous (incl. Xmas decorations)	500	0
TOTAL	7775	2960.50

*not including 'entryway'

Views of Asheville HOA

Financial Report -6/25/07

Balance-1/1/07: \$1514.93

Dues collected: \$7800.00

\$9314.93

Bills paid:

Insurance: \$ 298.00

Tax Prep: \$ 200.00

Indigenous Design: \$1460.50

Bank charges: \$ 12.85

Copies and garden supplies: \$ 23.48

Dues overpayment refund: \$ 70.00

\$2064.83

Balance-6/25/07: \$7250.10