

THE VIEWS OF ASHEVILLE HOME OWNERS ASSOCIATION
MINUTES OF MEETING
August 18, 2008

1. The meeting was called to order by Board President Richard Green at 7:01 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
Gerry & Margaret Stanley	86
David Hymer	88, 90
Joe & Jill Bonamarte	93
Richard & Judy Green	91
Howard Feree	95
Vivian Lutz	102
Paul & Diane Summey	108
Mike and Nancy Osborne	110
Steve & Jo Betso	113
Dan & Eva Steward	122, 124, 126

3. Minutes of the meeting of June 28, 2007, 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 Richard Green. Nothing to report

Treasurers Report (Attachment A)

- a. Neil Altman was not present, Treasurers Report was presented by Gerry Stanley
- b. Expenditures to date for 2008 of \$9729.34.
 - Checking account balance as of 8/15/2008 was \$7001.61.
 - Dues collected to date for 2008 are \$11,220.
 - Many Views owners have chosen to pay semi-annually or annually, so only a very small amount remains to be collected for 2008.
 - Total annual income at the present dues level is \$11,600.
- c. Neil Altman was appointed Treasurer for another year with the firm understanding it would be his last year. A \$100 gift certificate to a restaurant of the Altman's choice was approved in recognition of Neil's service since creation of the Views.
- d. The Financial Report (attached) was approved by unanimous vote.

6. **Reports of Committees**

Landscape Committee – Chair, Joanne Betso

- a. Joanne discussed the Landscape Committee Report and budget for 2008 (Attachment B). She noted we retained the maintenance landscaper from 2007, Indigenous Design.
- b. Margaret Stanley expressed great appreciation for the work of the Landscape Committee. This was supported unanimously by those present.

Architectural Review Committee – Chair, Richard Green

- a. Nothing to report

6. Unfinished Business

- a. Nothing to Report

7. New Business

- a. Landscape Water Policy
 - i. Watering of landscaped areas was discussed. Vivian Lutz has purchased hoses and has been watering the areas below and across from her home (102). Water for the entrance landscaping has been borrowed from a lot owner on Park Avenue. Richard Green has been watering the area near his home (91).
 - ii. Approval was given to work with Linda Jorgensen (76) to install a tap and private meter on her water service for watering the entrance area. Installation cost up to \$500 was approved.
 - iii. Also approved was reimbursement to Vivian Lutz for water for landscaping.
- b. Wildlife Feeding Policy
 - i. Concern from several homeowners was expressed about using the Common Area for bird feeding. There is both a nuisance factor and a safety factor. Bears are attracted by the bird feed. Close encounters have occurred, some with mother bears with cubs.
 - ii. A motion was approved (13-2) to ban feeding of wildlife on Common Areas.
- c. Proposal from Dan & Eva Steward (DES) (Lots 122, 124, 126). DBA Majestic Estate Builders LLC (MED)
 - i. MEB submitted the attached proposal (Attachment C) for consideration by the HOA.
 - ii. Attachment C is considered self-explanatory. To summarize, MEB propose transfer of HOA property on the ridge to allow MEB to enlarge the three lots they own. In return they will fund and construct a gazebo with landscaping for the HOA on retained HOA property on the ridge, with additional improvements to the transferred property. They estimate all proposed improvements will cost about \$90K.
 - iii. The HOA would be responsible for maintenance of the gazebo and any landscaping on HOA property.
 - iv. There would be no change to HOA Architectural Requirements; size, etc. as listed in the covenants and by-laws.
 - v. At the time it was thought that 90% of Lot owners would have to approve the property transfer. [*Subsequent to the meeting the level of approval was determined to 80%, per NC Statute-]*
 - vi. It was expected that at least one special meeting of homeowners would be called to present any negotiated agreement..
 - vii. MEB hopes to begin work by Sept. 15.
 - viii. A motion was made, seconded and unanimously approved by show of hands for the Board of Directors to work with MEB to fully define and negotiate the proposal.
 - ix. Attachment D is HOA shows HOA Common Areas as they presently exist.

8. The meeting was adjourned at 8:30 P.M.

Attachments

- A. Treasurers Report
- B. Landscape Committee Report and Budget
- C. Majestic Estate Builders LLC Proposal
- D. Views of Asheville Property Lines

Views of Asheville HOA

Financial report ---1/1/2008-7/15/2008

Balance (1/1/08)-----	\$5510.95
Dues collected-----	\$11220.00
	<hr/>
	\$16730.95

Expenses---

City of Asheville (water tax)---	\$ 224.64
Insurance-----	\$ 462.00
Tax prep-----	\$ 225.00
Bank charges -----	\$ 5.00
“Views” sign repair-----	\$ 650.00
Appalachian arborists -----	\$ 520.00
Common area maintenance--	\$1560.00
Flowers and fertilizer -----	\$151.20
Tree, shrub removal and Dump fee-----	\$2350.00
Drainage culvert cleaning---	\$1500.00
Mulch plus installation, Flowers and installation, Prunings, Soil conditioners, Delivery.-----	\$2081.50

Balance (8/15/2008) ----\$7001.61

Landscape Committee Report 8/08 (Landscaping in the Time of Drought!)

Accomplishments

Kept Indigenous Design

- ✓ Spring planting at sign---this year added 2 new 'knockout' rose bushes
- ✓ Added 'knockout' roses in area by parking pad
- ✓ Asked Indigenous Design to bring one load of water for the bushes behind #102

Spring drain clearing

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

Thanks to Vivian Lutz for watering plants near her home—and anyone else who did.

In June we (Jerry, Steve, Richard, John Love from Indigenous Design and I) walked the community and identified areas needing more trimming, noxious weeds/trees to be removed, and other landscaping maintenance that needed regular or one-time attention.

- ✓ This is in response to the suggestion made at the last annual meeting. All items have been completed or are on the regular schedule.

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

2008 Landscape Budget

	Budgeted for year	YTD 8/14/08
Mowing: \$315/mo x 8 (incr. from 115 to 135/mow due to larger areas/gas)	2520	1560
4 Drainage basins: 2 Herbicide applications and weed-wacking (Spring/Fall)	2800	1500
4 Mulched areas*: Maintenance 2x/yr	1400	2081.50 (roses, mulch, extra pruning)
Entryway Maintenance— incl. annuals (Spring/Fall)	555	151.19
Wooly adelgid spraying	0	520
Miscellaneous (incl. Xmas decorations)	500	0
TOTAL	7775	5812.69

*not including 'entryway'

Note : Add \$2350 for work resulting from Walk-through.

Attachment B

MAJESTIC ESTATE BUILDERS LLC

"Built for you for life!"

August 19, 2008

To: The Views of Asheville Homeowners

Re: Common Area Improvements

We submit the following plan for your approval:

Widening our existing lots 122, 124 and 126 to what is noted in the landscape plans for our mutual benefit. The additional land will allow more space in between the future two homes thus making the top ridge less dense. In return, we will improve the following for all homeowners at our expense:

- 1) Pave the gravel road from the beginning of the cul-de-sac to the upper road.
 - 2) Clean up the bushy weeded area in the lower section of the common area by removing most of the unattractive trees and shrubs and plant various trees (like a weeping willow and hardwood trees) and mulch ground.
 - 3) Add a gazebo for the community to enjoy.
 - 4) Pave two parking spaces at the entrance for gazebo users.
 - 5) Add a 2' - 3' stone wall from the lower section of the road to the water tower.
 - 6) Add a round planter at the center of the upper cul-de-sac with an evergreen tree & shrubs to hide the water tower, subject to easement guidelines.
- We will hire and pay the surveyor to re-draw the Lot lines.
 - We will pay for the attorney's fees to draft the contract and transfer the land.
 - We will begin work in September 2008 to finish as soon as possible but no later than 8/31/09.
 - The upper road will be maintained as follows: 25% by HOA, 25% by Lot 122, 25% by Lot 124 and 25% by Lot 126.
 - HOA will maintain the gazebo and common area around it.
 - By widening the three lots, the homeowners association will not have the financial burden of maintaining as much common area or paying as much property taxes.

This will definitely improve each homeowner's property value as it will become more attractive and be an amenity for everyone to use. It will be also be a great selling feature for your future buyers. Thank you for your consideration.

Sincerely,



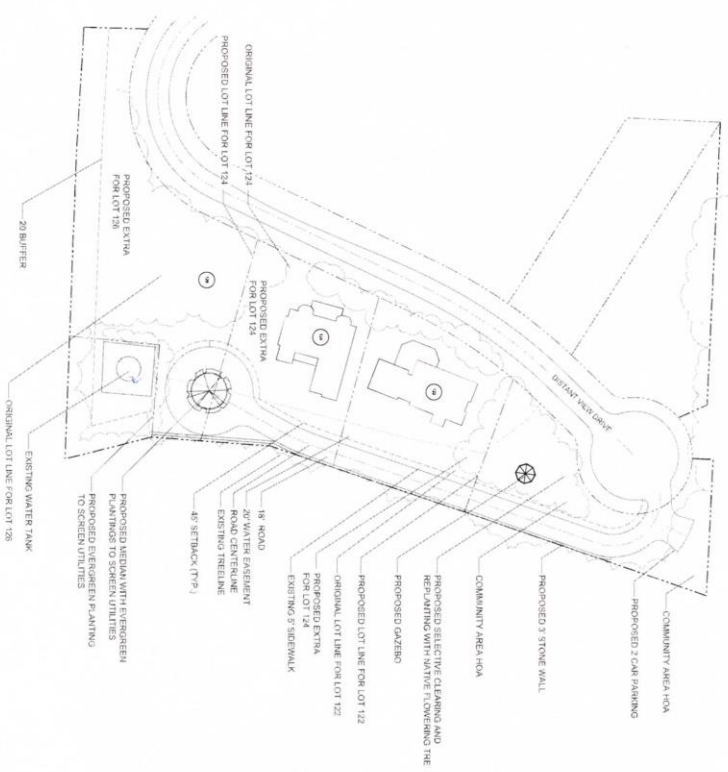
Dan and Eva Steward

P.O. BOX 1221 ARDEN, NC 28704

(828) 274-4424

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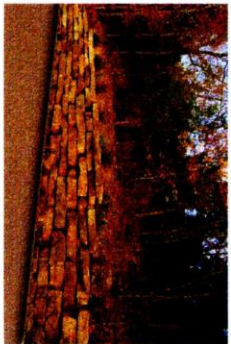
The Views of Asheville



Gazebo and Landscaping



Landscaped Median



3' Wall to Border Road

PREPARED BY: [unreadable]
 DATE: [unreadable]
 PROJECT: [unreadable]



