
THE VIEWS OF ASHEVILLE HOME OWNERS ASSOCIATION
MINUTES OF MEETING
December 8, 2011

1. The meeting was called to order by Board President Richard Green at 7:08 PM
2. Roll was taken by signup and proof of notice was presented and accepted.

Thirteen lots were represented in person.

<u>Attendees:</u>	<u>Address @ Distant View Drive</u>
Skip & Beth Garrett	77
Neil and Diane Altman	78
Gerry & Margaret Stanley	86
David Hymer	88 & 90
Richard Green	91
Joe Bonamarte & Jill Sagarin	93
Paul & Diane Summey	108
Mike & Nancy Osborne	110
Lalbha Patel	117
Dan & Eva Steward	116, 118 120

Two lots were represented through Proxy.

Bill & Holly Reynolds	106
Toni Meador	84

3. **Minutes of the meeting of December 1, 2010**, having been previously distributed for review, were accepted by unanimous vote..
4. **Election of 2012 Directors.** The floor was opened for nominations for the Board of Directors. There had been no response from the membership for nominations for the Homeowner's Association Board of Directors (BOD). Some of the present BOD members have been serving for 10 years and have asked to be removed from consideration of the next BOD. There have been no volunteers. The meeting was opened for nominations. Neil nominated Richard Green. Mike nominated Gerry Stanley. Margaret nominated Mike Osborne. Joe moved that nominations were closed. Those nominated were voted as approved for 2012.

5. Reports of Officers:

- a. **President's report:** There being no designated landscape committee this year, the BOD cut back from storm drainage work. This allowed for a savings of about \$1,500 that was used to cut down about two dozen trees classified as invasive species and growing in the common areas.
- b. **Treasurer's report:** Landscaping expenditure of **\$6,687.50** is the corrected figure vs \$4787.50 shown on the report, and Storm water **\$857.40** is correct vs \$1278.60 shown on the report.. The sub-total numbers for these two items were not correct. Corrected expenses through November 30 and projected ending balance is **\$7584.56** Dues will remain the same for the coming year. Items pending to be paid in 2011 total about \$1,000 for additional landscaping and storm water work; and stamps for the association secretary.

6. Reports of Committees:

- a. **Landscape Committee:** The BOD is presently acting as the landscaping committee. There were no comments from the membership on landscaping or the firm that the HOA uses.

7. Unfinished Business:

- a. **Common Area Land Transfer:** The escrow agreement has been signed by both parties.
- b. **Landscaping Guidelines:**

Jill asked how vulnerable her plantings were to the right-of-way responsibilities of the city. Richard responded that the city would only impact the landscaping in the ROW if there was a specific issue in the ROW that the city needed to address. The city would not damage a tree or plantings simply because they did not like a tree.

David asked if the homeowner or the HOA has the responsibility to trim roadside trees that overhang the street. The draft landscape policy suggested that the homeowner would take care of it but it was suggested that the HOA would take care of this type of situation, where overhanging trees could obstruct the passage of large vehicles. A motion was made and adopted by vote of the members to assign this responsibility to the HOA.

Dianne asked if there should be a listing of types of trees that should be planted. There was some suggestion that the number of feet from the curb but it is reliant on common sense.

Eva pointed out an area where there were seemed to be conflicting policies concerning the removal of trees on private property. It was suggested to remove "private property" second paragraph under draft HOA. Alternative language will be worked out between Gerry and Eva.

Richard read Section 23 of the covenants to show how the covenants were used as the basis for the landscaping policy. Common area trees that impact views and are suggested for removal are reviewed by the HOA Board.

Paul asked what if a tree was hurting driveways or was a safety issue other than dead or dying. Gerry asked for alternate language.

A new draft will be sent to homeowners in the future incorporating suggestions.

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- c. **Proxy Voting:** The purpose of the policy is to clarify how a proxy vote would work. There was a request for comments or additional feedback. There being none, a motion was made to approve by Joe; approved by the members.

8. New Business:

- a. **2012 Budget:** Copies of the 2012 proposed budget were given out for review. Motion to approve? Uncertainty is due to taking 11 months of actual spending and projecting for a 12 month budget. Spending for 2012 will be less than the income from 2012 dues. Jill to get corrected treasurer's report and Gerry will submit a corrected 2012 budget sheet. Richard made a motion to accept the budget and the motion carried by vote of the membership.
- b. **2012 Assessment:** The BOD proposes keeping the amount of the dues and the assessment timing the same.
- c. **Merger with Park Avenue HOA:** The idea came about as a possibility when there was no response for new BOD members' nominations. Problem is that there is little if anything that would benefit the Park Avenue Homeowner's Association so a merger is not going to happen.

Another possibility was that we could hire a management company, for example Baldwin. This would probably require doubling of the annual assessment and would still require a board for management of the contract.

Eva put forth a suggestion from Holly that the covenants could be changed to make it a requirement for a neighbor on each level to participate on the BoD for a year. Then the responsibility would pass to the next neighbor the following year.

Nancy suggested that there should be an opportunity to help vs. lead. Other members at the meeting said that they would be willing to volunteer for specific things that the BOD need to have done. Could the BOD let it be known from time to time when specific, discreet chores were needed to be done and let the membership contribute in this way. The members of the BOD said that it would be great to have members from each level to do the "Walkthrough with the landscaper". Members present agreed to help in this way.

Jill mentioned that she is doing the bookkeeping for the BOD since this was something she thought she could do for the Homeowner's Association.

No further discussion.

9. Motion to adjourn was made by Joe and seconded by David. Approved by membership at 7:58 P.M.