

**THE VIEWS OF ASHEVILLE HOME OWNERS ASSOCIATION
MINUTES OF MEETING
January 26, 2013**

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.

Twelve lots were represented in person.

<u>Attendees:</u>	<u>Address @ Distant View Drive</u>
Skip & Beth Garrett	77
Molly McGaughey	80
Gerry & Margaret Stanley	86
D. Baseman & A. Guilfoyle	88 & 90
Richard Green	91
Joe Bonamarte & Jill Sagarin	93
William & Chandra Uhle Jr.	95
Bill Reynolds	106
Paul & Diane Summey	108
Mike & Nancy Osborne	110
Al Patel	117

Nine lots were represented through Proxy.

Altman	78	to Bonamartes
Meador	84	to M. Stanley
Robison	98 & 100	to G. Stanley
Warnicki	102	to R. Green
Landwirth	104	to M. Osborne
Betso	113	to P. Summey
Bott	115	to A. Patel
Greenebaum	119	to G. Stanley

One lot was represented by Absentee Ballot

Jorgensen	76	“NO” on cutting large hardwoods
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3. **Minutes of the meeting of December 8, 2011**, having been previously distributed for review, were accepted by unanimous vote. Moved and seconded by J. Sagarin/b. Reynolds
4. **Election of 2013 Directors.** The floor was opened for nominations for the Board of Directors. Diane Summey was nominated by Paul Summey to replace Mike Osborne. Diane accepted the

nomination. Richard Green and Gerry Stanley were nominated by Mike Osborne to continue on the Board. Both Richard and Gerry accepted the nominations with the statement that this would be their last year on the board. No other nominations were made and nominations were closed. Those nominated were voted in by unanimous vote for 2013.

5. Reports of Officers:

a. President's report:

- i. The transfer of HOA property to the Stewards is complete.
- ii. Appreciation was given to Beth and Skip Garrett for the Christmas decorations on the Views entrance sign.

b. **2012 Treasurer's report:** Landscaping expenses were \$8095.50, with other expenses of \$1527.30, as shown on the report. Dues income was \$12,000, including \$400 advance dues for 2013. Other income included \$1500 from the Stewards for the property transfer and \$1280 reimbursement for view maintenance in the common area from Kevin Wei.

6. Reports of Committees:

a. **Landscape Committee:** The board as a whole is acting as the Landscape Committee.

- (i) The Board is satisfied with the work being done by the present landscape firm, Indigenous Design (ID). We may see prices vary due to the fuel cost surcharge. If the price goes up significantly we may go to competitive bids at that time.
- (ii) Quality of work has varied with crew experience, but ID has been responsive to requests for better attention to detail.
- (iii) Significant work has been done on removal of invasive species, i.e. Empress or Pawlonia trees.
- (iv) The Board will announce the date of the spring work-planning walk so any other HOA members may accompany them with ID. We will probably need to increase silt removal and weeding in the Storm Water Management areas.
- (v) Mike Osborne and Chandra Uhle have volunteered to continue work with the Board on landscaping issues.
- (vi) A risk analysis for soil and slope erosion as well as an arborist review are part of the Landscape Guidelines which will be voted on later in this meeting.
- (vii) A. Patel requested a review of a tree across the street from 117 that he feels may be tending toward toppling in a storm.

7. New Business:

a. **2013 Budget:** Changes to proposed budget:

- i. Change: Add \$100 for entrance sign holiday decorations. Moved and seconded by M. Stanley/J. Bonamarte. Approved by voice vote.
- ii. Change: Add \$2000 for risk analysis for soil and slope erosion required in the Landscaping Guidelines. Moved and Seconded by W. Uhle/J. Bonamarte. Approved by voice vote.
- iii. The modified budget was approved by voice vote. Final 2013 HOA budget attached.

b. **2013 Assessment:** The BOD proposed keeping the amount of the assessment/dues the same at \$400/year. Moved and Seconded by B. Reynolds/J. Bonamarte, and approved by voice vote.

c. **Changes to Declaration of Covenants, Conditions and Restrictions for the Pinnacle Phase III**

i. Landscaping Guidelines: Approved as published, by a vote of 20 for and 1 against (66.7% of eligible votes), with a Sunset Date of January 31, 2014.

ii. Section 11. Travel Trailers, Campers, Boats and Recreational Vehicles. Change to proposed amendment to allow parking of (campers, trailers, etc.) in a driveway for six hours FROM “before or after a trip.” TO “before and after a trip.” Final change approved by a vote of 21 for and 0 against (70% of eligible votes).

New Language: Travel trailers, campers, boats and recreational vehicles (RVs) shall not be used as a residence on any lot at any time, either permanently or temporarily. In addition all travel trailers, campers, boats, trailers of any kind and recreational vehicles, must be kept indoors at all times and are not permitted to be kept, parked or permitted, to remain on any lot outside the dwelling or garage **except in the driveway for six (6) hours or less, before and after a trip.**

iii. Section 15. Walls, Fences and Hedges. Change to proposed amendment to include language to remind that City of Asheville leash laws apply even with an invisible fence. Approved by a vote of 21 for and 0 against (70% of eligible votes).

New Language: No wall, fence or hedge shall be erected on any lot beyond the front edge of the dwelling except for walls, fences or hedges which may be an integral part of the residence or otherwise essential to the design of the home but in any such event only with approval of Developer. Any wall or fencing on any portion of any lot must be of attractive anti durable materials: barbed wire, field fencing, chicken wire and other similar types of fencing are prohibited. No fence that exceeds six (6) feet in height may be erected on any portion of any lot. **No fence, including “invisible fences” for pet control or confinement, may enclose any portion of the common area and may not extend beyond the property limits. Pet control and confinement shall be in compliance with City of Asheville leash laws.**

The meeting adjourned at 8:30 P.M.

Attachment: 2013 Budget

The Views of Asheville Homeowners Association Budget for Calendar Year 2013

Landscaping	
Indigenous Design	\$7,500
Mowing & mulching	5200
Culvert cleaning & herbicide	1200
Invasive sp. and pest control	1000
Consultant for Soil/Slope Risk Analysis	\$2,000
Holiday Decorations	\$200
Legal, Regulatory and Insurance	\$1,511
Tax Prep	250
Stormwater	900
Insurance	361
Supplies, Postage & Misc	\$75
Total Budget for 2013	\$11,286