

OLDE MILL POA  
Board of Directors and Architectural Committee Meeting Minutes  
February 21, 2018

Attendees: Sgt. C. Scott Flowers, Rowan County Sheriff's Office, Todd Thomas, Gail Reese, Sandy Quinn, Jany Bulla, Joyce Durkee, Ashley Andrews, Christine Maloney.

Todd, as President, called the meeting to order at 7:00pm

Minutes read and accepted with corrections.

Stg. Flowers spoke to us about forming a Neighbor Watch. Told the group that it was a good idea. This is a **NEIGHBORHOOD EFFORT!**

- An officer will come to the Olde Mill Annual Meeting on April 21, to speak and help us organize the Neighbor Watch (NW).
- Communications and working together is key.
- We will work the NW with one person being the "HUB of COMMUNICATIONS". All information will filter through the "HUB".
- Will need Olde Mill POA divided into at least 7 sections to make the NW feasible. Each section will have a Communication Captain. One person per cul-de-sac and Mill Wheel divided into at least 3 parts. **Willing participants needed.**
- NW relies on people who are not working/retired and home during the day. **Neighbor watching out for neighbor is extremely important.**
- An app that can be used – "Next Door".
- If you are interested, search Neighbor Watch or NSA.org.

Stg. Flowers left and the POA continued on with the regular meeting.

We have not heard from the atty regarding the **Michaels' foreclosure** but Beth is not to send them their bill directly the atty will do that. But, they will receive the Annual Meeting notification.

**IRS TAXES for the POA:** Todd will get the POA bank statements from Beth and will take them to Jenni ???? and the taxes will be done. These taxes are due before the personal taxes.

Treasurer's Report:	1/31/18 balance -	\$3273.30	
	Checks written -	613.81	(\$555.25 – to Chuck Kisamore for extending the website for 5 years; and \$58.56 to Beth Bean for dues mailing – stamps and envelopes.)
		<u>\$4394.49</u>	with some 2018 dues deposited

Net at the end of 2017 is \$986.90.

The dues for 2019 will need to be \$150.00 per house. A \$10 increase and a \$40 assessment for 2019 dues. Extra lots will be \$75. Or, the POA will not make payment on its bills. There was an added responsibility of insurance for the Director and Officers, which

has been a requirement in the Restriction Agreement (every household should have been given a copy at their closing.) from the beginning of the POA. And there have been legal fees because of non-payment from Michaels. These legal fees should be recouped but not sure how long this will take.

The contract with Duke regarding the street lights is ending soon. Not sure when because the contract and previous minutes from the beginning of the POA are missing. Christine will research the contract by calling Duke and will ask previous officers if they know where the minutes are.

Regarding the street lights, Jany is going to research different companies and also solar lights. She will report on alternatives to Duke.

The increase in dues and assessments each year until the dues' amount covers the POA bills; the research into alternative lighting because Duke goes up each year; and the looking into the POA members doing the gardening at our front entrance to save \$600 are the items the Directors are talking about to help reduce the POA costs.

Beth to prepare budget for Annual meeting and she will address it at the meeting.

Jany to research solar street lights.

There was much discussion about changing the Guidelines that the Architectural Committee uses. Terminology seems to be a problem. Some words mean different things to different people. The Board and AC will continue to work on these to make the AC work more friendly, neighborly and easy. This is an ongoing project.

Beth had a call from Jamie Jarurek about the dues on his lots. From the beginning, Jamie has owned two lots. He added the third lot which is a wetland lot. The POA needs past minutes because Jamie was granted no charge for the wetland lot by Scott Karriker and his Officers. There was a discussion regarding people with more than one lot. The POA Board is trying to make the dues' payment equal for all going forward. Beth is going to contact Jamie.

The POA spoke about how to bring the development together and have it be a neighborhood of caring people. That is our goal.

Todd has been President for 5 years. He will be stepping down as of April 21. We need new nominations for that position as well as the other offices.

The next of the Board will be on Tuesday, March 13<sup>th</sup> at 7:00 pm at Beth Bean's home.

Meeting closed at 9:30 pm.

Respectively submitted,

Christine Maloney  
Secretary of the Olde Mill POA