

AP HOA BOD 8/31/17

1. Present: Joseph Haranzo, Jeff Thompson, Randy Cox, Chelsey Bennett, Rocky Russell, Kim Goltra, David Johnson...quorum met
2. 5/1/17 BOD Meeting Minutes approved
3. RPM reports
 - 3.1. Review Balance Sheet, Profit & Loss Budget Performance as of 8/31/17
 - 3.1.1.all accounts are at First South
 - 3.1.2.DavidJ suggested we shop bank rates/BOD agreed DavidJ could do if he wanted
 - 3.1.3.contributions to escrow have been stopped
 - 3.1.4.need breakdown of from HOA MGT
 - 3.1.4.1. \$2993.06 Jan-Aug 2017 accounting expenses
 - 3.1.4.2. discussed management contract charges JAN-AUG 2017 = \$1850...s/h/b \$900
 - 3.1.4.3. landscaping/pine straw?
 - 3.1.5.discussed landscaping contract
 - 3.2. Delinquents and Prepaids Report—reviewed
 - 3.3. Violations—reviewed
 - 3.4. reports emailed monthly
4. old business
 - 4.1. Project list
 - 4.1.1.south side retention pond erosion
 - 4.1.2.Leyland Cypress in fence line
 - 4.1.3.north creek bed erosion; pine needle build up behind 1923; wash out
 - 4.1.4.Leyland Cypress dying on South West property edge
 - 4.1.5.road replacement/maintenance to extend life
 - 4.1.6.driveways
 - 4.1.7.fence on south side—estimates solicitation in progress
 - 4.1.8.RockyR will walk thru to examine issues
 - 4.2. landscaping
 - 4.2.1.list to address—KimG has not contacted Wade because of related issues under discussion
 - 4.2.1.1. creek bank on northside of properties/grass clipping ←KimG will discuss with ZebW to stop heaping grass clippings in one spot
 - 4.2.1.2. estimates on wash out between 1915-1919
 - 4.2.1.3. pine straw accumulation in northside retention pond adjacent to and behind 1923
 - 4.2.1.4. current contract pine straw replacement 2x per year
 - 4.2.2.plant flowers at entrance—add to contract?
 - 4.3. letters to Homeowners about the following—decided to include in annual meeting
 - 4.3.1.gables cleaned
 - 4.3.2.discarded items accumulating near trash in rear of front row houses which is visible to back row houses
 - 4.3.3.Overgrown weeds on patio
 - 4.3.4.project list/planning
 - 4.3.5.Website
 - 4.3.6.provide renter's with Rules and Regulation; how tenants can report/complain
 - 4.3.7.car parking
 - 4.3.8.include in Annual Meeting
 - 4.3.9.new collection policy

- 4.4. City Councilman
 - 4.4.1. crime
 - 4.4.2. height of fence—agreed on 6 feet, but will get estimates on both height and decide
 - 4.4.3. homeless staying on adjacent lot
 - 4.4.4. northside creek bank—haven't heard back...RockyR will contact city
- 5. new business
 - 5.1. Financials
 - 5.1.1. Bank accounts
 - 5.1.2. late fees—agreed to start on 21st day of the month
 - 5.1.3. collections—reviewed policy—agreed
 - 5.1.4. budget adjustments—after annual meeting due to possible raising dues and special assessment
 - 5.2. reviewed rules and regulations
 - 5.2.1. discussed parking signs we have posted/we need
 - 5.2.2. discussed/agreed no basketball goals
 - 5.3. annual meeting to be scheduled by ChelseyB
 - 5.4. BOD elections for 2/3 of 5...KimG suggested 2 oldest held seats be open for election (KimG/RandyC)

bold italicized—post meeting actions

highlighted—outstanding items

1. Present: Chelsey Bennett, Kim Goltra, Jeff Thompson, David Johnson, Randy Cox, Joseph Haranzo, Adam Hedgepath...all BOD in attendance
2. 8/31/17 BOD Meeting Minutes approved
3. BOD elections
 - 3.1. requirement: three directors three years
 - 3.1.1. Kim Goltra 11/2/2017
 - 3.1.2. Randy Cox 11/2/2017
 - 3.1.3. Adam Hedgepath 11/2/2017
 - 3.1.4. Willie Pollard 11/2/2017
 - 3.1.5. David Johnson
 - 3.1.6. Jeff Thompson
 - 3.1.7. Joseph Haranzo
 - 3.2. requirement: four officers, serve one year, election/discussion
 - 3.2.1. Kim Goltra, Secretary ***←an officer cannot hold 2 positions, Adam Hedgepath has agreed to serve as Secretary***
 - 3.2.2. David Johnson, Treasurer
 - 3.2.3. Randy Cox, Vice-President
 - 3.2.4. Kim Goltra, President
4. RPM reports
 - 4.1. Review Balance Sheet, Profit & Loss Budget Performance as of 12/31/17
 - 4.2. Delinquents and Prepaids Report—reviewed
 - 4.2.1. address in foreclosure—contact discussed
 - 4.2.2. address delinquency discussed
 - 4.2.2.1. daily fine discussed
 - 4.2.2.2. alternate addresses discussed
 - 4.2.2.3. demand letters 9/29, 10/27
 - 4.2.2.4. claim of lien 11/29
 - 4.2.2.5. intent to foreclose—**motion** to move forward with intent to foreclose notification approved
 - 4.3. Violations
5. Old Business
 - 5.1. survey for fence line
 - 5.2. tree removal determined
 - 5.3. fence
 - 5.3.1. cut through deterrents discussed
 - 5.3.2. Camera on path discussed
 - 5.4. stumps/grind—**motion** approved**
 - 5.5. downspout pipes to retention pond
 - 5.5.1. **motion** to cut holes in retention wall for drainage approved
Wade Landscaping bid on drains
 - 5.6. road
 - 5.6.1. reseal adds 7 years
 - 5.6.2. fix all pot holes

- 5.6.3. James Pearsall, Absolute Pavement Services
- 5.6.4. motion to proceed with road reseal approved
- 5.7. Northside bank erosion issues
 - 5.7.1. Chelsey will call Tom Best who is Land Use person
- 6. New Business
 - 6.1. Landscaping Contract
 - 6.1.1. Wade Landscaping willing to resume old contract—KimG discussion with Edna
 - 6.1.2. Motion to continue with Wade Landscaping under old contract approved
 - 6.1.3. ***KimG did communicate to Wade Landscaping via phone call within days of 1/16/18 meeting***
 - 6.2. signs
 - 6.2.1. Do we need larger and outside entrance to neighborhood?
 - 6.2.2. get no trespassing signs for fence
 - 6.2.3. JosephH will find out size regulations
 - 6.3. rezoning of neighboring lots discussion
 - 6.4. Reserve Study—discussed requesting/Terry Savage \$500
 - 6.5. Parking standards and recourse
 - 6.5.1. tow company/sign/at owners expense
 - 6.5.2. Homeowners fined
 - 6.5.3. as long as residents make attempt to park in driveway will not fine or tow— motion carried
 - 6.5.4. problem—driveways not built to standard width

AP-HOA BOD 4/17/18 Meeting Minutes

1. Present: Chelsey Bennett, Kim Goltra, David Johnson, Willie Pollard, Randy Cox, Adam Hedgepath , Joseph Haranzo in attendance...6 out of 7 BOD members present.
2. Minutes from 1/16/18 approved with no changes
3. Review reports
 - 3.1. delinquencies
 - 3.1.1.payment plan requested —\$155 payments/full balance by 10/31
 - 3.1.2.skip grass mowing for nonpayment of dues/special assessment? No.
 - 3.1.3.demand letter for nonpayment of special assessment—
4. OLD BUSINESS
 - 4.1. Fence installation
 - 4.1.1.stakes disappearing
 - 4.1.2.6 ft black chain link
 - 4.1.3.approved
 - 4.1.4.additional trees to be removed?
 - 4.2. North side bank erosion issues—ways to prevent—plant trees...add violets?
5. NEW BUSINESS
 - 5.1. Reserve Study
 - 5.1.1.estimate from Ian McGready \$660.00
 - 5.1.2.probably don't need right now
 - 5.1.3.no motion to order
 - 5.2. Towing Agreement & Signs
 - 5.2.1.any agreement costs money
 - 5.2.2.various towing companies mentioned
 - 5.2.3.can also lock wheels
 - 5.2.4.letter/door hang to occupants starting on specify date--AdamH
 - 5.2.5.where signs should go
 - 5.2.6.date when signs go up = 5/1/18
 - 5.2.7.motion to add Clay Wrecker Services to sign approved
 - 5.2.8.discussed being conservative with regard to towing calls—not if a tire is on the grass
 - 5.3. Rental Restrictions (JH)
 - 5.3.1.Crime Free Addendum
 - 5.3.2.background checks
 - 5.3.3.limits ability to sell house
 - 5.3.4.best to NOT REQUIRE back ground check on owners
 - 5.3.5.owners SHOULD DO crime free Addendum
 - 5.3.6.owners SHOULD DO crime background check
 - 5.3.7.are Air B&B good or bad? Depends on practice of owner.
 - 5.3.8.send landlords copy of lease addendum, criminal background check information/where done
 - 5.3.9.recent police activity in neighborhood—KimG found link
 - 5.3.10. include information about Crime Free Addendum in letter to hang on doors
 - 5.4. Rules and Regulations
 - 5.4.1.checked wording to #11 (Profit-making events are not allowed in Arlington Park, to include but not limited to garage sales, yard sales, bake sales, etc.

AP-HOA BOD 8/1/18 Meeting Minutes

1. Present: Chelsey Bennett, Willie Pollard, Randy Cox, Kim Goltra, Adam Hedgepath, David Johnson
 - 1.1. 5 out of 6 active BOD members present
 - 1.2. Joseph Haranzo submitted his resignation via email 8/1/18
2. Minutes from 4/17/18 approved with the following changes
 - 2.1. add MOTION to add Clay Wrecker Services on to sign
 - 2.2. conservation on towing NOT a tire on grass
 - 2.3. deliver to doors—Adam will write up letter about towing & crime addendum and put on doors and Chelsey will mail to owners
 - 2.4. discussed rule #11 wording to cover yard sales and found it does cover
3. REPORTS
 - 3.1. Did we pay our part of road repaving? Yes, per Chelsey, \$2500 on 5/4 under landscaping/improvements
 - 3.2. answer about condition of road...RockyR looked at and said it was normal condition for road laid in that type weather
 - 3.3. Special assessment sent to attorney for closing. He had called RPM and stated he would not pay it...was not retracted
 - 3.4. only 3 accounts behind
 - 3.5. Delinquent account current thru end of July—on track to pay in full towards end of OCT—outstanding \$187.53
4. OLD BUSINESS
 - 4.1. Fence installation
 - 4.1.1.city says AP will have to replace buffer after we removed diseased Leyland cypress trees
 - 4.1.2.reviewed RockyR email on subject
 - 4.1.3.could we combine buffer and fence somehow? We do not want the maintenance of a solid fence
 - 4.1.4.can we use assessment collected to replace buffer? reviewed wording of assessment—road repairs and fence—conclusion is we could not, but would have to return monies not spent on road (\$3500)
 - 4.1.5.can we replace buffer inexpensively—has to meet height requirement and block sight
 - 4.1.6.was buffer a requirement when AP-HOA built? probably not.
 - 4.1.7.discussed property line and where would we have to place buffer/how would that impact fence line?
 - 4.1.8.what will new owner of neighboring property be required to put up? If they put up a fence, will we want to?
 - 4.1.9.assessment not fully collected; due 10/31/18
 - 4.1.10. agreement to wait until all collected and we can look into plans for neighboring property
 - 4.1.11. MOTION to re-address in 6 months—passed
5. NEW BUSINESS
 - 5.1. Annual Meeting
 - 5.1.1.Covenants state to hold on Aug 29 at 2:00pm every year. Lack of attendance dictates to hold at a more convenient time to promote attendance.
 - 5.1.2.last held 11/2/17 at Shepherd Memorial Library

- 5.1.3.MOTION to hold meeting at more convenient time—passed
- 5.1.4.early NOV timeframe
- 5.1.5.send notices 20 days ahead = early OCT
- 5.1.6.Chelsey will see what is available in Shepherd Library and set up meeting in Doodle
- 5.1.7.Annual Meeting time 6:00pm
- 5.1.8.does BOD want to meet at some date before Annual Meeting; need to put together 2019 budget.
- 5.1.9.we agree vote on budget via email
- 5.1.10. Director Terms—none expiring—review AP doc BOD—3 directors + president + vice president + secretary-treasurer—interpret dash to be one position with 2 roles—BUT we like odd number on BOD to avoid tie votes so 1 vacancy will be included in Annual Meeting announcement
- 5.2. Police Activity Report—viewed link for Arlington Park address. KimG will review ahead and report to BOD meetings
- 5.3. political sign in 1918 yard in grass—signs allowed in flower beds only—Chelsey will write letter asking for move/removal
- 6. Next BOD meeting—to be scheduled after Annual Meeting

AP-HOA BOD Meeting 11/14/18

in attendance: Willie Pollard, Jeff Thompson, David Johnson, Adam Hedgepeth, Kim Goltra, Chelsey Bennet

1. assessment
 - 1.1. extend to end of March
 - 1.2. Chelsey let know what owed
2. North Fence owned by gas station has boards missing—conclusion not AP HOA issue
3. disrepair issues with patio fences—RPM walk thru 30 days will inspect
4. fence erection—RPM will get in touch with Delcor to discuss attaching AP fence at appropriate time
5. officer positions set
 - 5.1. Adam President
 - 5.2. Randy VP
 - 5.3. secretary KimG
 - 5.4. treasurer David
6. clean out under road stream to remedy build up which can cause water back up
7. landscaping issues
 - 7.1. grass clippings not piled in same spot
 - 7.2. pine in culvert removed
 - 7.3. Kim G to contact Zeb in January

In Attendance: Chelsey Bennett (RPM), Willie Pollard, Kim Goltra, Adam Hedgepeth, Randy Cox

1. meeting called to order/quorum establish
2. has partially cleaned up, will finish cleaning up this Saturday, and
will send a picture to Chelsey.
3. minutes reviewed for AP-HOA BOD 8/1/18 and 11/14/18 meetings
 - 3.1. Questions and clarifications made for 11/14/18 minutes
 - 3.2. motion to accept both meeting minutes passed
4. review reports
 - 4.1. Delinquents
 - 4.1.1.all assessments paid
 - 4.1.2.demand letters will be sent today for overdue
 - 4.2. Violations
 - 4.2.1.discussed earlier
 - 4.2.2.letter will be sent to about fence
 - 4.2.3.letter will be sent to about debris on roof and in gutters
 - 4.2.4.letter will be sent to about fence
5. Old business—Delcor construction/fence
 - 5.1. waiting for construction to progress
 - 5.2. KimG reports that there are deep wash outs from roof drainpipes to AP ditch. ZebW,
landscaper, reports noticing the increased amount of water in ditch and retention pond.
6. New business
 - 6.1. 1902 drain install
 - 6.1.1.ZebW reported to KimG that when he went to assess area to install catch basin, he noticed
and reattached a loose drain pipe located adjacent to the patio.
 - 6.1.1.1. This needs to be repaired. ZebW says a screw is needed to secure drain pipe
together.
 - 6.1.1.2. ChelseyB will get inspected and handle with homeowner
 - 6.1.2.HOA motion to authorize catch basin installation passed.
 - 6.2. KimG reported issue with roof replacement driving truck/trailer behind houses causing ground
damage to ditch which was corrected by roof company. BOD to add to rules and regulations “No
vehicles allowed on grass areas without HOA approval. Owner responsible for vehicle’s access
on grass will be responsible for any resulting damage.”
 - 6.3. Do Not Block Intersection signs at County Home Road and Arlington Park—ChelseyB contacted
DOT to get them to install. They reported to her that they are not enforced. Cost to install 2
signs on either side of Arlington Park Drive will cost \$150-\$175. AP residents present reported
this is not a big problem in terms of wait time. BOD decided to not spend the money. ChelseyB
will follow up with DOT.
 - 6.4. Police Activity list reviewed
 - 6.5. Next BOD meeting to be scheduled in June
7. Motion to adjourn 12:30pm

AP-HOA BOD Meeting 8/28/19

In Attendance: Chelsey Bennett (RPM), Willie Pollard, Kim Goltra, Jeff Thompson, Adam Hedgepeth, Randy Cox

1. meeting called to order/quorum establish
2. minutes from 3/21/19 meeting reviewed and approved.
3. review financial reports—everyone paid in full
4. Old business
 - 4.1. fence installation
 - 4.1.1. appears Delcor will not be installing fence.
 - 4.1.2. where can we put fence? Want to keep fence closest to property line
 - 4.1.3. due to lapsed time, expect cost of fence will have increased. Chelsey will get an updated quote.
 - 4.1.4. Chelsey will email where fence will have to be located. She will find out what Delcor is going to be doing regarding dead shrubbery. Further she will find if their shrubs are enough so that we will not have to replace the diseased shrubs that were removed.
 - 4.1.5. Jeff Thompson asked Chelsey to request a variance on the fence line.
 - 4.2. 1902 drainage issue
 - 4.2.1. Zeb Wade had depth finder assessment and determined he cannot install due to the amount of soil already removed from above buried cables.
 - 4.2.2. can soil be added? discussion not sure that would resolve issue.
 - 4.2.3. Chelsey will notify that an issue with gutters coming apart is what caused flooding in kitchen. This issue can be resolved by securing where the gutter pipes join with screws. She will further notify that the Board is not able to pursue anything in the common area to resolve because it will interfere with the utility cables.
5. New business
 - 5.1. 2020 budget
 - 5.1.1. no increase, keep HOA fees at \$55, surplus to escrow
 - 5.1.2. budget passed
 - 5.2. Annual Meeting 11/13/19/6:00 PM at Russell Property Management office
 - 5.3. Next BOD meeting to be held 11/13/19 after Annual Meeting
6. Meeting adjourn 12:35pm

AP-HOA BOD Meeting 11/13/19

In Attendance: Chelsey Bennett (RPM), Willie Pollard, Kim Goltra, Jeff Thompson, Adam Hedgepeth

1. meeting called to order/quorum establish at 6:40 PM
2. Review/Approval of Previous Minutes—8/28/19—reviewed and accepted
3. review financial reports—everyone paid in full
4. Old business
 - 4.1. drainage issue—RPM did notify about our inability to resolve drainage issues
 - 4.2. Fence Installation
 - 4.2.1.problem now is fence line location; city will not allow easement of 5 feet from north side top of ditch...too close to houses
 - 4.2.2.orange painted line is not buried cable but fence line; discussion about whether this was 5 feet from top of ditch north side
 - 4.2.3.reviewed properties via OPIS
 - 4.2.4.observed that AP property not actually adjacent to Delcor property but narrow strip owned by Charlie Long parcel #54406 (part of duplex property)
 - 4.2.5.idea to meet with City Planner, Charlie Long, Delcor at site to discuss fence issues
 - 4.2.5.1. location of fence
 - 4.2.5.2. connect to existing wooden fence at east end of this AP property line
 - 4.2.6.reviewed recent fence quotes
 - 4.2.6.1. Ray's Fencing—requested
 - 4.2.6.2. Elite Fencing—\$2,975.00
 - 4.2.6.3. Seegars Fencing Company--\$3999.00 (previous estimate \$3176)
 - 4.2.7.discussed abandoning fence
 - 4.2.7.1. Discussed issues with fences being cut by trespassers in other neighborhoods. Only resolution that has worked was to make a cut through with motion triggered camera
 - 4.2.7.2. returning money to HO
 - 4.2.7.3. putting money in escrow for future expenses including letter to explain fence issues
 - 4.2.7.4. Not all in agreement with abandoning fence installation
 - 4.2.8.Action items
 - 4.2.8.1. WillieP will ask Charlie Long to meet with us.
 - 4.2.8.2. Chelsey will ask Rocky to contact Delcor and Domi, City Planner to set up a meeting.
 - 4.2.8.3. KimG will send Wednesday emails to request/update status of fence action items.
5. New business
 - 5.1. Tunnels in yard (Kim's 11/4/19/4:50PM email of complaint by 1902 resident)

5.1.1.grub treatment only solution

5.1.2.grub poison risk to dogs so decided not to apply grub poison

5.2. North side erosion

5.2.1.KimG has observed Wade lawn care spreading grass clippings behind 1903

5.2.2.idea to implant a stake to measure to determine if any erosion

5.3. 2020 BOD tentative meeting schedule: WE-2/5/20; WE-5/20/20; WE-8/19/20

6. Meeting adjourn 6:55 PM

AP-HOA BOD Meeting 11/13/19

In Attendance: Chelsey Bennett (RPM), Willie Pollard, Kim Goltra, Jeff Thompson, Adam Hedgepeth

1. meeting called to order/quorum establish at 6:40 PM
2. Review/Approval of Previous Minutes—8/28/19—reviewed and accepted
3. review financial reports—everyone paid in full
4. Old business
 - 4.1. drainage issue—RPM did notify about our inability to resolve drainage issues
 - 4.2. Fence Installation
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5. New business
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5.2. North side erosion

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5.3. 2020 BOD tentative meeting schedule: WE-2/5/20; WE-5/20/20; WE-8/19/20

6. Meeting adjourn 6:55 PM

AP-HOA BOD Meeting 2/5/2020

In Attendance: Chelsey Bennett (RPM), Randy Cox, Adam Hedgepeth, David Johnson, Kim Goltra

1. Meeting called to order/quorum establish at 12:16 PM
2. Review/Approval of Previous Minutes from 11/13/2019 BOD Meeting—approved
3. Review reports—Balance Sheet as of 1/31/2020, Profit & Loss Budget Performance January 2020, Violations reports looked over.
 - 3.1. Chelsey asked to send letter to violators
4. Old Business
 - 4.1. Fence & Vegetation Installation
 - 4.1.1. discussion to bring everyone up to speed on what our meeting with Domini Cunningham, City Planning Office, and Kim's phone discussions with Brad also of the City Planning Office.
 - 4.1.2. Discussed the different charges for inspection and new landscape plan
 - 4.1.3. Two points to remember in future planning of trees we want to avoid planting
 - 4.1.3.1. Avoid Leyland Cypress—issues we had with them blowing over so often, bag worm and Cercospora Needle Blight
 - 4.1.3.2. Avoid close to foundation—White Pine—tap roots can break into foundation
 - 4.1.4. discussed options to move forward, including contacting our city councilman, in the end agreed that Kim would pursue clarifications with City Planning Office.
5. New business—no new business
6. Next BOD meeting: Wednesday, 5/20/20 12:00 pm at RPM
7. Meeting adjourned 12:59 PM

AP-HOA BOD Meeting 5/20/2020

In Attendance: Chelsey Bennett (RPM), Randy Cox, Jeff Thompson, Willie Pollard, Adam Hedgepeth (via phone), Kim Goltra (via GoToMeeting and phone)

1. Meeting called to order/quorum establish at 12:12 PM
2. Review/Approval of Previous Minutes from 2/5/2020 BOD Meeting—approved
3. Review reports—Balance Sheet as of 4/30/2020, Profit & Loss Budget Performance April 2020
 - 3.1. all accounts paid in full
4. Old Business
 - 4.1. Fence & Vegetation Installation
 - 4.1.1. Kim updated call with Carolina Seasons late yesterday. Andrea of Carolina Season called Danny Lauderdale who advises us 09/2015 while with Pitt County Ext. Office about the diseased Leyland Cypress. He says if tree leaves are no longer present and it has been awhile since trees were removed, we can replant without concern about choice. Andrea of Carolina Seasons wants to meet with schematic as does Plant and See Nursery.
 - 4.1.1.1. Before I meet with Nurseries to plan landscape we need to identify where fence will be installed.
 - 4.1.2. Motion made to proceed with installing 6 foot fence as discussed/planned in past passed.
 - 4.1.2.1. Discussion
 - 4.1.2.1.1. Chelsey has not heard back from City of Greenville to discuss the fence Delcor was supposed to install. To which we were waiting for an answer to exploring attaching since the beginning of March. Agreement to proceed without waiting any longer
 - 4.1.2.1.2. Plan to install fence directly on property line.
 - 4.1.2.1.3. Jeff brought up we do not want opening at either end
 - 4.1.2.1.3.1. West end to be attached to wooden fence included in estimates.
 - 4.1.2.1.3.2. East end to go right up to tree. According to Kim, could get to remaining Leyland cypress tree if remove dead branches from spot where diseased Leyland cypress once stood.
 - 4.1.2.2. Motion to proceed with installing fence approved.
 - 4.1.3. Chelsey will proceed with confirming current estimates
 - 4.1.4. Will resume discussion about landscaping in the fall after fence installed.
 5. New business
 - 5.1. Rules and Regulations reviewed by attorney
 - 5.1.1. submit to attorney for review--\$220 an hour
 - 5.1.2. Chelsey offered to review and suggest on adjustments based on her experience
 - 5.1.3. Motion to proceed with Chelsey review
 - 5.1.3.1. Discussion
 - 5.1.3.1.1. Should any issues come up with Rules and Regulation, we will consider if we need attorney review before we impose fine.
 - 5.1.3.1.2. Chelsey will review and present to us at next BOD Meeting.

5.1.3.2. Approved

5.2. KimG asked whether information sent to us by Russell/Chelsey from Jordan Price and Washington Post article and NC Community Assoc Institute Webinar will be employed as advice to us by RPM should we be in a situation that had offered cautions. Chelsey said yes.

6. Next BOD meeting: Wednesday, 8/19/20 12:00 pm at RPM

7. Meeting adjourned 12:27 PM

AP-HOA BOD Meeting 11/18/2020--VIRTUAL

In attendance: Chelsey Bennet RPM, Randy Cox 1906, Jeff Thompson 1908, Chip Tillett, Adam Hedepeth 1907, David Johnson, Kim Goltra 1900

1. Meeting called to order/quorum establish at 6:35 PM
2. Review/Approval of Previous Minutes from 5/20/2020 BOD Meeting—approved
3. Review reports
 - 3.1. Balance Sheet
 - 3.2. Profit & Loss Budget Performance
 - 3.3. Violations
 - 3.3.1. discussed issue regarding removed shrubs...per ChelseyB can't do anything about this as it is not in the Covenants...could address in the Rules & Regulations..send letter asking Home Owners to replace shrubs
 - 3.3.2. missing shutters 1915 & 1918
 - 3.3.3. pressure washing needed
4. Old Business
 - 4.1. Delcor—Noisy Compressor
 - 4.1.1. landscaping—someone says this is not effective
 - 4.1.2. Chelsey will contact Delcor
 - 4.2. Rules and Regulations
 - 4.2.1. see highlighted document indicating
 - 4.2.1.1. Have authority ←green
 - 4.2.1.2. Possible authority ←orange
 - 4.2.1.3. No authority ←yellow
 - 4.2.2. keep as is not removing those highlighted as no authority
 - 4.2.3. #14 change “should” to “shall”
5. New business
 - 5.1. Landscaping
 - 5.2. No Trespassing signs—2 exist at entrance
 - 5.3. Install cameras—not practical to install...would need electrical installation, etc....better to have doorbell cameras on individual homes
 - 5.4. Insurance—voted to move to Nationwide
 - 5.5. fence at East end of AP-HOA—other side of mailboxes—Chelsey will obtain 2 estimates
6. Meeting adjourned 6:58 PM
7. Next BOD meeting: TBD