

# *Denali HOA Meeting Recap*

## December 16, 2014

Recap of the topics discussed at the Denali HOA meeting Tuesday, December 16, 2014.

The Board members introduced themselves and Coby reviewed the Profit & Loss Budget Performance sheet from 2014 and the projected budget for 2015.

There were questions regarding the legal fees and why they were increased and what happens to them if they are not used. The fees are just projected costs, if not used it will stay in the account.

### Tree Replacement along Red Forbes Road

Discussed at length was the issue of the dead trees at the back of the properties along Red Forbes. It wasn't clear whether the trees were located on a common area or belonged to NC DOT. It was agreed upon that the HOA will replace the 3 or 4 dead trees.

\*In an email following the meeting, Russell provided information that clearly shows the trees are on the property of Denali homeowners.

There was discussion regarding the 2 different covenants and what covenant will Phase 3 adopt. It was suggested that we either amend covenants 1 & 2 so there would be uniformity or draft a completely new covenant. A new covenant will require each homeowner to be in agreement. Russell recommended that we use a lawyer to draft the document, however, it was suggested by a homeowner that a lawyer may be helpful but not required.

One homeowner suggested that every homeowner should know when there are violations and fines (not the individual names just when it occurs.)

It was noted that there have been problems with children knocking on doors and running.

The issue of speed bumps came up again to which officer Chris addressed.

Denali HOA

Annual Meeting of the Members - 2.29.16 - Minutes

Quorum of at least 10% (6 properties) was established with 8 present and 5 proxies (13 total).

Also in attendance: Chelsey Bennett and Rocky Russell of Russell Property Management

The following homeowners were represented on the ballot:

Brittain Bissette

Jonathan Guttenberger

Coby Greer

Jackie Hooker

David Turnage

Jarrett Shafer

All 6 homeowners were elected to the Board of Directors. Director terms are 3 years, but the Board may decide to stagger terms to allow for continuity in future years.

Minutes from previous annual meeting (December 6, 2014) were reviewed and accepted with amendment to include "Discussion was had in regards to concrete being left on an owner's property."

Rocky Russell reviewed the 2016 budget. Dues are to remain the same (\$145 per year per lot).

A question was raised as to how often the landscaping contract is bid out. Typically the Board reviews bids every few years or as needed.

Combining the Covenants was discussed. The draft of proposed combinations was provided in the meeting packet. A homeowner requested to have a comparison document provided (RPM will email this to all homeowners). In order for the new Covenants to become official, 90% of the homeowners must be in agreement. The Board will discuss the next steps at a Board meeting. It was noted that the Board can create a set of Rules and Regulation in addition to the Covenants which can be more restrictive and provide more detail.

Open discussion topics included:

Concerns about construction debris. General lot is noted during monthly inspections and the property management company sends violation letters accordingly. Items such as sand in the street fall under Winterville inspections. Phase III construction is not under jurisdiction of this Board of Directors. Phase III Covenants are available online through Pitt Country Register of Deeds.

Concrete still remains behind 440 Denali Rd. It was suggested to have volunteers from the community to break up and remove the blocks to alleviate the Association having to spend funds to have it removed.

It was suggested to have 2 meetings of the members each year. The Bylaws only require one meeting per year. Board meets typically three to four times per year – all Board meetings are open to owners and residents for observation only. A homeowner/resident may request to be on the agenda if they wish to address the Board at a meeting. It was requested to have reminders sent to the homeowners prior to the Board meetings.

A homeowner suggested using a Denali HOA Facebook to keep up with communications in the neighborhood.

Denali HOA  
Annual Meeting of the Members  
January 19, 2017

Location: Christ's Church 745 Davenport Farm Rd

Meeting was called to order and quorum was established with a total of 13 properties represented (9 in person, 4 proxies).

Two Director positions were open for voting. Coby Greer and Tiana Berryman were nominated and voted to fill these positions for a 3-year term (2017-2020).

Minutes from February 29, 2016 annual meeting of the members were reviewed and approved as submitted.

The 2017 budget was reviewed and approved as submitted. There will be no dues increase – dues assessment will remain at \$145 per.

General discussion topics included:

- Denali's section of RPM's website contains the legal documents, meeting minutes, and other important documents/forms for viewing. A color-coded map of Sections 1 and 2 will be added as well. Members can make makes via the website and are encouraged to join the member portal on the website as well. <http://russellpm.com/homeowners-associations/homeowners-associations-listings/denali>

- Board members will be reviewing any violations via email after each monthly inspection before RPM will send owners letters.

- There was continued discussion and interest from members about wanting to combine Covenants. Board members will continue to review suggested combination and will work on a full draft version.

Meeting was adjourned.

## **Denali HOA**

### **Annual Meeting of the Members**

January 10, 2018

Quorum was established with 9 properties represented (7 in person, 2 proxies).

Minutes from 1.19.17 meeting were reviewed and approved as submitted.

Budget for 2018 was ratified. There will be no dues increase – dues assessment will remain at \$145 per door for the year.

Updates from the Board included:

- pending new landscaping contract for berm area (including ditch)
- exploring options for purchasing solar lights for the 4 entrances
- investigating email servers for Board members
- document for Covenants combination is currently being review by Board members; once finalized will be sent out for approval of owners (90% from each section must approve)

Open discussion included:

- numerous residents have had water/septic issues, an email with information will be composed by Board members and sent out by Russell Property Management
- Section 3 has asphalt issues which may have hindered development; this section is separate and is not managed through Russell Property Management
- any street lights that are out can be reported to GUC; best if can supply them with the 5 digit code on the pole that should be right at about eye level
- some vehicles have been parking in the center of the cul-de-sac, this is because numerous cars won't fit in the driveways and the curbing is too small to allow for proper parking. Board members will monitor area, but the road is maintained by the Town of Winterville.

Meeting adjourned.