

4100 Five Oaks - January 21st, 2019

Attendees: Andy Jones, Pamela Bonner, Anne Briggs, Nick Toptine, Robert Jeffries, Christian Aroyo, Apryle Lawson, Josh Lindgren, Martha Worthington

Called to Order/Adjourned: 7:04pm/8:10

Homeowner Matters: Recent burglaries, etc brought to attention. Letter sent out to homeowners recently informing of recent criminal activity and to be alert/inform authorities of suspicious activity in the area.

Minutes: Approved as amended

Financials: Reviewed. Misc. expense determined to be payment for pest removal services regarding yellow jacket nests and squirrels in the area.

Violations: Walkthrough took place as scheduled in November and violations were noted. Secondary walkthrough to happen to see if homeowners found to be in violation are still in violation. If necessary, notices will be sent after second walkthrough.

Drainage Quote: Drainage issue behind 4100 could be exacerbated by new culver from city road construction. On drainage quote from CTI, quote to be rejected on the basis of quoted fix of cutting trench into new pavement. Martha to talk with CTI about new quote for solutions that keep new pavement intact.

Work Requests:

- a) Squeaky Clean deck staining behind schedule due to work backlog. Staining on #37 completed.
- b) Full depth repair completed. Will look into paving extension around units 28-30 around the time Blalock returns in the spring to lay down seal coat.
- c) Siding repair for units 57/58 completed on Jan. 2.
- d) Tree removal: Martha to follow up with homeowner to see what they want to do about the tree. If they want tree removed, board will have the tree removed.

Unit 23 update: Money collected. We have contact information for future collection if necessary.

Timbers/curbing/paving: Issues brought up with perceived miscommunication between board discussed pavement issues that were not addressed by Blalock. Josh to get bids from Blalock and others on going back and grading down 2nd entrance to prevent cars scraping, as discussed at board meeting in November. To remind King's Landscaping to not place pine straw near units on dirt used to fill behind timbers. Gravel to go in between asphalt and timbers, and dirt to fill between asphalt and dirt holes left from old timbers and between any space between timbers and dirt.

Reserve Study Review: To have Criterion Giles at annual meeting to discuss Reserve Study findings.

April 28th tentatively decided as the date for the 4100 Five Oaks Annual Meeting at 2pm, FORA meeting to follow.

Carolina Outdoor Lighting to be contacted about redoing the globe lights around the property.