

4100 Five Oaks - May 20, 2019 - Minutes

Attendees: Andy Jones, Pamela Bonner, Anne Briggs, Robert Jefferies, Nick Toptine, Martha Worthington, Apryl Lawson

Called to Order/Adjourned: 7:06/8:05

Home Owner Matters: Homeowner brought up leaking sliding glass door, wants to replace with window. Will tell to review other similar properties who have done same change and submit required paperwork for architectural changes.

Anne brought up idea to have community-wide beautification day sometime in June. Also talked about having King's Landscaping pick up wayward sticks around 4100 property on a more regular basis.

Andy brought up forgotten agenda issue of homeowner request to add ramp in front of unit for wheelchair access.

Will look into creating a parking map for the 4100 property to have definitive look at parking spaces allocated for each unit.

Minutes - Approved as amended

Financials - Reviewed

Violations - trash cans: Martha to do another walkaround on later in the week to check for further trash can violations and tag offenders. Possibility of forming a violations committee discussed.

Work Request

Deck Staining #33, #36, #37, #25 - completed

Lighting: Reviewed proposal from Carolina Outdoor Lighting until Fall or after drainage issue has been addressed.

Fencing: Martha to continue working on contacting Master Gardener of Durham to come up with proposal for living "fencing" to plant along roadway to provide privacy for homeowners. Might also look into quotes from King's or other landscaping companies for quotes for juniper or similar topiary.

Water Drainage: Due to increased water flow from new drainage from road construction, likely need to entirely replace drainage system behind western units. Discussed combining fronts with

homeowners on Butternut to press DOT and city to fix the issue without Board needing to allocate funds.

Board Positions: Andy stepping down from President due to coming increased parental duties. Robert has agreed to take up duties of President of the board. Anne to take over duties of Vice President from Pamela. Andy to take up duties of Treasurer. Nick to remain as Secretary.

Robert proposed moving monthly board meetings to a quarterly schedule. Also proposed was the formation of a committee made up of 2-3 board members to address specific issues within the community in a faster manner than via quarterly board meetings. Motion made by Andy to approve changes to Board functionality. Pamela seconded, board approved motion unanimously. Committee to be made up of Robert, Pamela, and Anne. With change to meeting schedule, next meeting to be held in July.