

4100 Five Oaks Homeowners Association

Annual Meeting - Minutes

Sunday, April 28th

HOA Board Members Present: Andy Jones, Pamela Bonner, Anne Briggs, Robert Jeffers, Nick Optine

Call to Order & Confirmation of Quorum - 2:05pm

Meeting opened with representative of Criterium Giles providing overview of reserve study. Robert brought up new drainage issue from road construction diverting water behind western units of 4100 that was not addressed by reserve study.

Treasurer's Report

Review of 2018-19 EoY Financials

Review of 2019-20 Budget

Josh went over line by line budget comparison of budget from 2018-19 FY with projected budget for 2019-20 FY.

Discussion prompted by Maintenance 71-7105-00 Critter and Bug Removal noted on having homeowners pay for critter removal vs HOA.

Discussion prompted by Repairs 80-8000-00 Common Area budget for 2019-20 on exposed wires in courtyard area to be addressed by HOA.

Andy called for voice vote on 2019-20 budget. Budget approved by assembled homeowners with voice vote.

Lighting around community discussed. Lighting demo from Carolina Lighting was touched on briefly. Homeowner brought up Duke Power as an option for new lighting around 4100 property.

Fencing along Old Chapel Hill Road discussed. Merits of brick fencing, wrought iron fencing, and living "fencing"/hedges/landscape screening discussed. Andy polled present members on primary focus on fencing between privacy, security, and aesthetics. Poll resolved Privacy 6, Aesthetics 3, Security 1. Homeowner suggested Cooperative Extension Service as a possible option to look into for providing landscape fencing along roadway.

Board Elections - No opposition to current board members keeping their current seats and positions.

Parking issues around units 28-30 briefly discussed. Board aware of issues and is working on resolution.

Meeting adjourned at 3:19pm

Community Report

Annual Review of Operations & Management

Special Assessment Project Update

Discussion of Community Issues & Concerns

Homeowner Questions and Comments