



**4100 Five Oaks
Board of Directors' Meeting Minutes
July 18, 2021**

Attending: Joan Havens, Cyndi Evoy, Anne Briggs, Brandon White, and Judith Hollowood

1. Call to Order and welcome to new members – Meeting called to order at 6:00 pm. New board member Joan Havens was welcomed.
2. Review Minutes from June 20, 2022 – Anne moved and Judith seconded to accept the minutes as written. The vote was unanimous.
3. Review Financials – financials not received. Brandon said that there were no unusual expenses. Brandon was asked if our customary donation to National Night Out was made. He will check on that.
4. Work Request Log – Unit 22 has some clogged gutters. Anne Briggs added a verbal request for repairs on the top rails on her front deck. The drainage was repaired on the corner between 18 & 19. Kings will replant the area in the fall.
5. Home Owner Requests - none
6. Additional tree removal request / acquire estimate – one of the trees between 13 and the mailboxes may have Ash borer disease and needs to be looked at. Judith moved and Anne seconded a motion to evaluate the tree. Vote was unanimous. Also, there is quite a lot of dead wood dropping in the courtyard. We may need to ask Kings to remove more of that wood. Also, a number of units have ivy growing up the sides of the units and under the siding. Kings needs to be asked to remove that as well.
7. Brandon will look into the schedule for deck power washing and re-painting or staining. The decks haven't had maintenance for at least a couple of years.
8. Lighting Annual Preventive Maintenance / Bulb Replacement and Control Education – Anne and Cyndi are willing to be trained to maintain the new light control systems. It was decided to report issues to Brandon for now and re-evaluate the issue later.
9. Drainage Study Report? – Not done yet. The consultant was scheduled to check over the property and get back to the board with suggestions for addressing the

issues. We can do nothing about the stream that runs along the west side of the community; that is a city problem.

10. Ongoing and Future Projects

Adding approval for Solar Panels - In general we agreed that both of these amenities should be on our radar for the future. Joan observed that charging stations at the Clubhouse could make money for the Recreation Association and that solar panels are very efficient, even with tree cover. Cyndi will stop at Carolina Solar Solutions to get some information from them.

Update Rules / Website – Rules Done

Letter to the Community – not done. Cyndi and Joan will talk about this as Joan has a background in communications. We may wish to add a rule about mobile storage “PODS” left on the community for more than a short period of time, maybe a week.

Others? - None

11. Last Minute Items – None

The meeting was adjourned at 6:48 pm