

Weaver Crossing Property Owners Association

1999 Annual Meeting Minutes

Those Present:

James and Diana Lord; Dave and Lis Pfeiffer; Rebecca Veal; Donald Vanliew; Bill and Virginia Ott; Thomas and Marlene Zipoli; Jeff Camp and Amy Stephanson; Kevin and Lynn Fitzgerald; Theresa Klose; Kevin Ours and Jean Wang; Osvaldo Franco Jr.; Stacey Darbee; Scott Allen; James and Sharon Bruce; Richard and Linda Goes; Berry Credle; Troy and Cindy Bourgeois; Melanie Taylor-Merrit; George and Sandra Katsahnias; Michael and Brenda Clancy

Introduction

Members of the 1999 Board were introduced and all the property owners in attendance were introduced.

Committee Reports

Budget Committee

The budget currently shows a surplus because of unpaid bills and the dry summer, which limited the number of cuts needed. A copy of the Statement of Financial Position is attached to these minutes.

Architecture Review Committee

There have been a reduced number of plans through the ARC, after a flurry during the past 12 months. The 'uniform' mailbox requirement was discussed in some detail, and the pole and box must conform to the style currently used by property owners. Rodney's Custom Sign Shop in Apex maintains the subdivision requirements and is offering a competitive price.

Landscape Committee

The well at the Olive Chapel - New Hill road entrance has been drilled and is providing a superior yield (25 gpm). The irrigation system is currently targeted to be complete by the 3rd week of September. Following a meeting last fall, a landscape plan was developed and 3 bids to install the job have been brought to the board. Given the scope of the work and the association budget, the Landscape Committee recommends a special assessment to complete the job.

Other options were discussed and a motion was put forward to assess \$150.00 per lot. The motion was seconded and unanimously approved. An invoice is included in these minutes

Establish a lawn maintenance contract. **Action: 1999 - 2000 Landscape Committee**

Developer update

Over the past year the Board met with Mr. Pat O'Neal 2 times to discuss the completion of roadside drainage. Mr. O'Neal committed to completion of the ditch work by end-October 1999. This will include re-seeding most of the subdivision.

Post-meeting note: The plan was agreed with Wake County Division of Soil Conservation.

Reminders

- It was requested that property owners maintain the road right-of-way to the best of their ability until a maintenance contract is in place.
- A number of property owners have water run-off from their property onto the road right-of-way. The water undercuts the soil on the banks causing excessive silt run-off and sliding of the bank soil. It is the property owner responsibility to correct this serious problem as soon as possible.
- As more people move into the subdivision it is more important then ever to maintain a safe speed on our roads.
- Vandalism at the New Hill - Olive Chapel Road entrance has been a problem this past year, as you will notice that the lights have been removed. Please note any suspicious behavior and contact 9 11 immediately.
- The Association has sold Bell South a right of way for placement equipment which has greatly improved service. The Association was paid \$700.00, and Bell South will landscape to area in the fall.

Election of New Board Members

The following were elected to replace the current Board:

President: Steve Klose (Zyear term)

Vice President: Don Van Liew - Chair, Landscape Committee

Treasurer: Jim Lord

Secretary: Berry Credle

At Large: Linda Goes (2-year term) - Chair. Architecture Review Committee

Actions for 1999 - 2000 Board

Secure an insurance policy to cover property damage and liability to Board Members.

Assess need for an increase in annual dues.

New Committees and Members

Given the turnover on the Board, it was recommended to create a **Developer Interface Committee**, the members being:

Bill Ott

Steve Klose, Chair

Kevin Fitzgerald

Mike Clancy

George Katsahnias

Landscape Committee

Jenny Credle
Sandy Katsahnias
Brenda Clancy
Kathy Van Liew

Architecture Review Committee

Linda Goes, Chair
Troy Bourgeois
Dave Pfeiffer
James Bruce
Stacey Darbee

Social Committee

Lynn Fitzgerald – Chair
Theresa Klose
Amy Stephenson
Sandy Katsahnias
Brenda Clancy
Diana Lord

It was agreed that the budget committee would disband.

The meeting was adjourned with no further discussion.

**Weaver Crossing Homeowners Association
Statement of Financial Position
August 17, 1999**

Balance Sheet

Assets

Cash	15182.22	
Accounts Receivable	2150.00	
Total Assets		17332.22

Liabilities

Frazier Landscaping	600.00	
Dennis' Well Drilling	2400.00	
Total Liabilities		3000.00
Net Worth		14332.22

Cash Flow Summary

Beginning Cash	5753.35	
Dues Collected	6920.00	
Developer Contribution	3200.00	
Total Cash Available		15873.35
Disbursements		
CP&L	214.65	
Backwoods Landscaping	300.00	
Kevin Fitzgerald - Well Permit	150.00	
Bank Charges	26.48	
Total Disburser-rents		691.13
Current Cash		15182.22