

Weaver Crossing Homeowners Association Inc.
PO Box 301
New Hill, NC 27562-0301

Minutes of 2001 Annual Meeting

Attendance

Allen, Bourgeois, Camp, Credle, Clancy, Fitzgerald, Franco/Darbee, Goes, Jakubowski, Katsahnias, Kelly, Klose, Ott, Pfeiffer, Ramoin, Ruche, Seigler, Van Liew, Veal

Introductions

At 7.25pm on October 29, 2001, the meeting was called to order. A review of the sign in list confirmed that a quorum was present and the meeting could proceed as scheduled. The president noted that due to scheduling conflicts with the present Board, the meeting was occurring approximately 3 months late.

The 2000 - 2001 Board was introduced by the President and all homeowners in attendance were introduced.

Committee Reports

Budget

The 2000 - 2001 balance sheet was reviewed by Nancy Seigler. It was noted that the Association has secured a Post Office Box which will serve as the official address for the Association. The balance sheet reflects \$680.00 in account receivable reflecting unpaid dues from 2 property owners. (Post-meeting note: 1 property owner is now paid in full).

The 2002 - 2003 budget was also reviewed. The largest expense for the Association is the maintenance of the road shoulders. Without an increase in the dues, the road shoulders can only be mowed 8 times in 2002. This is a reduction in the number of times it is cut over what was needed in 2001 and does not permit cutting the back sides of the drainage swell at any time in 2002. The Association will need to consider an increase in dues for 2003 or a special assessment if any unexpected expenses arise or the current road shoulder maintenance contractor must be changed. The Board recommended that we diligently manage the budget for 2002, because the dues were increased last year.

Because of budget constraints, the Board may ask for the donation of annual flowers to be planted at the front entrance to maintain the integrity and beauty of the subdivision, which benefits us all.

Architectural

Four new homes were approved since the last annual meeting, one is pending. There are 5 unimproved lots in the subdivision.

Landscaping

The landscaping committee reported that a tree was replaced at the entrance, under warranty and some maintenance on the irrigation system was completed.

It was noted that there is a drainage problem behind the fence by the well, that will need to be addressed soon before the landscaping is affected.

On November 11 a clean up day is scheduled to fertilize and weed the landscaping and to plant winter annuals. The Association is looking for donated fertilizer. (Post-meeting note: the drainage concern was addressed during the clean up day activity).

Developer Update

George Katsahnias reported on the communication with Chatham Development during 2001. Since the number of home-sites developed in the subdivision have reached the 75% level, and the State has not accepted control of the roads, a letter of credit was issued in August to allow continued development. The letter of credit is valid for one year after which another assessment of the road conditions by the State and County must occur. This assessment will determine if the letter of credit (from Chatham Development) must be increased. The County will continue to issue building permits until August 2002, when the current letter expires.

Communication with Wake County and the North Carolina Department of Transportation (NCDOT) engineers indicates that we need one more home on Weaver Hill Drive to initiate the hand-over to State maintenance (following the County issuing a Certificate of Occupancy). Before the State will accept the roads they will be assessed for compliance and all requested repairs must be complete by Chatham Development. It is imperative for property owners to repair any disturbance from construction.

Reminders

- ?? When traveling on our roads please keep your speed to that consistent with any subdivision.
- ?? We all benefit from keeping the subdivision aesthetically appealing, please keep vehicles off the road shoulders, proactively repair any damage, and pick-up trash. The Association paid approximately \$300.00 on signs to remind vehicles to stay off the road shoulders, unfortunately most of the signs have been vandalized.
- ?? Rodney's Custom Sign shop maintains the standard mailbox requirements.
- ?? The Association Web site is www.weavercrossing.com

Questions

The development at the front entrance is not a member of the Association.

Election of New Board Members

A motion was made for volunteers to replace any of the current board positions. There were none raised. A motion was made for the current board to serve the 2002 term. The motion was seconded and agreed by a majority of the Association members present. The board will be:

Mike Clancy - President	Bill Ott - At Large
George Katsahnias - Vice President	Kevin Fitzgerald - Secretary
Nancy Seigler - Treasurer	

Committee Members

Social

Lynn Fitzgerald, Linda Goes, Rebecca Veal, and Stacey Darbee

Landscaping

Sandy Katsahnias, Brenda Clancy, Rebecca Veal

A mulching event may be scheduled in early February (first Saturday in February was suggested). It was also noted that Cardinal Gibbons High School has a community service hour requirement, which could be useful to this committee.

Architectural Review Board (ARB)

Due to small number of plans to be reviewed and insurance concerns, the Board will constitute the ARB

Adjournment

The meeting was adjourned at approximately 9pm.