

WAKE ROBIN ESTATES II HOMEOWNERS ASSOCIATION
2014 ANNUAL MEETING MINUTES
March 5, 2015

1. Welcome

- Meeting brought to order at 6:30 pm. Residents greeted and thanked for attending.

2. 2014 Review

- Neighborhood garage sale: 2014 garage sale was revisited and the question of whether the homeowners wanted to do it again this year. Was agreed that most wanted to do it this year and discussed signage and possibly advertising the event. Tentatively scheduled for second weekend in June.
- Brief discussion on new phase development.
- Board had meeting with county officials- no annexation so far. Learned that within 5 years Lindberg will be expanded to add sidewalks and paths. Klondike will become a four-lane road. Railroad issue: It is privately owned and owner makes decision when it gets repaired. There was a brief discussion on the light at 231 and Cumberland and what might be built there-possible hospital or doctor's office.
- Shed/Fence Applications: Shed/fence applications go to June Palms and are forwarded to the Board for review and approval. Fixture (shed/fence) can be permanent or non-permanent. The \$1.00 fee creates a paper trail which assures the covenants are being followed. This protects the homeowner when they get ready to sell.
- Covenants can be viewed at JunePalms.com

3. Coming in 2015

- Brief discussion on piece of land state currently owns (triangle at end of Yeoman) and was formerly owned by Citation Homes. They decided not to bid on it. Price of \$25,000 too high. Board waiting to see if state drops price before deciding to do anything.

4. 2014 Budget Review

- Insurance raise was credited to ponds in phase 3. Went to get quote to insure ponds and insurer added them to policy. Currently owned by Citation Homes and June Palms is actively working to get repayment to HOA. Waiting on proof of insurance from Citation Homes.

5. 2015 Budget Plan and Ratification

- New budget reviewed and voted on with no quorum.

6. Review Board Nominations and voting of board members

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| • Kimba Dunsmore | • Tom Carnahan | • Kyle Janney |
| • Matt Young | • Steve Geheb | • Nicole Pattinger |

7. Open Forum

- Open forum discussion on properties not paying dues. Suggestions on how to best let potential home buyers know there is a homeowners association which include signage at property entrance. Detailed new plan in place to ensure payments are made current in a timely manner. Will cut down length of time they are late. Suggestions also made on ways to get a list of updated property owners and ways to inform realtors of the HOA.
- Reviewed issues with parked cars on property for long periods of time. Can be parked in property garage but not on property or street. They will be subject to Board review and removal if necessary.

Meeting adjourned at 8:30pm.