

# **WEAVER VILLAGE WALK RESIDENTIAL ASSOCIATION**

## **Annual Meeting Minutes**

**December 9, 2023**

The 2023 annual meeting of the WVV Residential Association was held at 10:30am in the Community Meeting Room of the Weaverville Public Library.

Present in person were Kathryn Egan, Betty Smith, Joe Sabol, Jim Graves, David Maynard, Mary Brown, Faye Phillips, Stephanie Burnette, Sherry Hoof and Pamela Frese. Represented by proxy were Diane Preissler and Jim Carland, Jim and Claudine Reese, Maureen Coffland, Lettie Ray and Breah Parker. Fifteen of the nineteen homes were represented in person or by proxy, so a quorum was verified.

Stephanie Burnette began by welcoming everyone and appreciating Mary and Kathryn for their help during her few months of filling in Norman Riddle's position on the board. Introductions were made for our new residents in attendance.

Mary Brown then began discussions of new business

- Tree trimming of north slope—3 different bids were obtained with the lowest at \$2700 by High Vision who completed the work last week. Residents in attendance were pleased with the trimming & felt High Vision did a good job. Joe Sabol mentioned a problem with the oriental bittersweet vines on trees behind houses at north slope. Kathryn shared the arborist's recommendation to clip near the bottom and just keep watch for growth as it is nearly impossible to eliminate. The arborist also looked at our trees that have dead branches and determined it wasn't related to disease but was from having a wet spring so those branches to be trimmed as needed.
- Lawn Care—the board was sensitive to residents' dissatisfaction with our current lawn care provider Tim Ward so quotes were obtained from 3 different lawn services. Black Zulu (owner Robbie Clark) was selected as this was the lowest bid at \$15,000 plus the possibility of additional cost for mulch depending on market price. Residents shared their dissatisfaction with last year's mulch as it was too fine and would easily blow away. That mulch was triple ground and our contract with Black Zulu specifies double ground mulch so this should be a better product.

- Buffering behind #71—Jim and Diane had been approved to clear overgrowth of vines, leaves and dead plants which was completed, and they paid for. The lot off Moore Street sold and those owners cleared the land, which opened up and allowed visual insight from neighboring residential homes. A city ordinance required a landscaped buffer between our development and residential areas to prevent encroachment. The board accepted Sunny Hill Nursery's proposal to plant three Nellie Stevens hollies and one Emerald Green arborvitae and to mulch with pine straw, with the work to be completed in the fall. James Eller, Weaverville Planning Director, was notified of this plan. Sunny Hill completed this work on November 28 at a cost of \$1750.
- Management Companies—the board interviewed 3 different management companies with the hopes of obtaining help with the more difficult aspects of the board duties i.e.: lawn & tree service. The board found that the least cost for hiring a Management company was \$7,000/year. This was just the basic cost which essentially provided bookkeeping services, a web site and lists of contractors recommended for lawn service, tree work etc. The board would still be responsible for choosing and coordinating with those contractors and if the management company was needed for any consulting, additional fees would apply. There were also additional fees for any letters or notices sent. It was determined by the board that since we are happy with our current bookkeeping service with Anna Riddle and that hiring a management company would increase monthly dues beyond what was reasonable for what we would be receiving we would not be pursuing this avenue.

#### Old Business Discussions

- Paving and sidewalks—2020 estimate for seal coat was \$5,720. Paving estimate in 2022 was \$45,000. David Maynard suggested that the sidewalks and road currently look OK and residents agreed. David volunteered to look into future micro-paving and hydraulic cement as future options.

Kathryn Egan discussed the budget

- Last year's winter budget for Leyland trimming wasn't completed as the company hired quit so another company then did the trimming in March of this year at a cost of \$2500. This makes it look as if we were over budget but we actually weren't as the money set aside for last winter's trimming wasn't used so was applied to the March trimming
- Dead tree removal behind #87 was \$1500.
- \$345 mulch upgrade
- \$125 consult fee for zoning issue mentioned above
- \$2700 latest Leyland trimming
- \$1750 for plantings requiring for buffering behind #71
- Budget must be prepared by the end of October so residents are asked to notify board of any thoughts about upcoming or needed budget considerations well in advance of that date when possible

The proposed budget was approved. Stephanie Burnette was voted to complete Norman's term ending 2025. Pam Frese was voted in for a 3-year term ending 2026. There were no other candidates.

There being no further business, the meeting was adjourned.