**WEAVER VILLAGE WALK RESIDENTIAL ASSOCIATION**

Annual Meeting Minutes

December 14, 2024

The 2024 annual meeting of the WVW Residential Association was held at 2:00 pm in the Multipurpose Room of the Weaverville Community Center.

Present in person were Kathryn Egan, Sylvia Pardo, Maureen Coffland, Jim Graves,

Mary Brown, Faye Phillips, Stephanie Burnette, Sherry Hoof and Pamela

Frese. Represented by proxy were Lettie Ray and Pam Weppler. Eleven of the nineteen homes were represented in person or by proxy, so a quorum was verified.

Pam Frese then began discussions of new business

* Lawn Care Contract – The board chose not to renew the contract with Black Zulu Lawn Care. Ten requests for bids were sent out, and five companies responded. The cost ranged from $21,500 to $44,350. The contract was signed with Sprinkle Creek Ventures for the amount of $21,500. Additional costs would be incurred for extra cleanup after storm damage, disease and/or pest control, mulching and reclamation of neglected shrubs or grassed areas.
* Tree Trimming – The north slope leylands and other trees on common areas will be trimmed in January or February. Requests for bids will be sent out at the first of the year.
* Asphalt sealing/paving – Stephanie Burnette received a bid from French Broad Paving for $43,683.00 to pave the length of our private road. The paver did acknowledge there was not an immediate need to repave. Stephanie also requested bids for seal coating the road surface. Breaking Ground Construction gave an estimate of $7,348.75 for two coats which should extend the life of the payment for an additional four to five years. Because this expense is not a budgeted item, the cost would need to come from the association’s reserve account. An email was sent to all homeowners for a vote to spend from the reserves. Fourteen of the nineteen residents responded yes to this expenditure. The sealant job should take place in the spring when the temperatures are at least 50 degrees and conditions are dry. Prior notice will be given to all homeowners to avoid driving on the road.

Old Business

Pam Frese recapped some of the board’s accomplishments during 2024:

* + Finding a contact person for the commercial association. This resulted in two additional stop signs and repair of a pothole.
	+ Contract for asphalt sealing.
	+ New lawn care contract.
	+ Cleanup of website of old, unnecessary documents. Will continue to pursue a more user-friendly website proposal.
	+ Discussions with Weaverville Public Works with the result of the town taking responsibility for the maintenance of Reagan Lane, with the maintenance extending to the area behind lots 86 and 88.
	+ Started an ongoing effort to maintain boundary areas of the entire community, not just the north slope.
	+ Took soil samples for evaluation by the NC Department of Agriculture for condition of soil. Results will be shared with Sprinkle Creek Ventures.
	+ Consulted with the Buncombe County Extension Service regarding common circle area trees and north slope maintenance.
	+ Communicated with Weaverville town official concerning concerns expressed about possible violation of the Conditional Zoning District.

In response to questions about the maintenance of the north slope, the Extension Service recommended growth be controlled but not necessarily each year.

Stephanie reviewed the changes to the 2025 budget. The $20 increase in monthly dues from $140 to $160 is a result of the higher cost of lawn maintenance. Also, the board increased the percentage of the amount going into reserves from 12.5 percent to 13 percent. The budget was approved as presented.

Stephanie led the election of one board member. As Mary Brown’s term as director ended in 2024, one director’s position was up for election. Maureen Coffland agreed to be a candidate. There being no other nominations, Maureen Coffland was elected by acclamation as a board member for a three-year term.

Pam Frese brought for discussion Erica and Bryson Young’s request for an amendment to statement #6 of the “Approved Additions to the Residential Declaration of Weaver Village” to allow for a portable basketball goal in their driveway. The statement reads, “Sports equipment, including basketball goals and playground equipment, shall not be allowed on residential lots, driveways, common areas and the street.” As Bryson and Erica were not able to attend to present their exact proposal, the idea was opened for discussion. Residents expressed concern over specifying hours of use; liability for HOA should injury occur off the driveway; was a basketball goal the only sports equipment exception; questioned the likelihood of a noise nuisance; would ball playing be contained to resident’s lot; would equipment be out of sight when not in use. Pam explained when Erica presents her written statement to the board, the board will email it directly to each homeowner for a vote. Eighty percent approval is necessary for the regulation to be modified. (Residential Declaration of Weaver Village dated May 2, 2012, Item 25)

There being no further business, the meeting was adjourned.