

**DAVENPORT HOMEOWNERS ASSOCIATION  
ANNUAL MEETING  
THURSDAY, JANUARY 17, 2019**

**Call to Order/Quorum.....Darrin Ballard, President**  
Roll Call (sign in sheet).

Purpose of the Meeting/Nature of Business – Regular Annual Meeting to approve 2019 budget and provide Yearend report to the homeowners

**Minutes** of last meeting were distributed.

Motion to approve made by Peter Wood and seconded by Wendy Johnson and Approved.  
They will be placed on the Davenport website as soon as possible.

**Financial Update.....Evelyn Lugo, Treasurer**

**Budget Balance:** 2018 Budget review and Year-end Financials distributed.

Checking Balance - \$13,589.20

Capitol Reserve Balance - \$9,278.93

**2019 Proposed Budget** distributed.

Evelyn reviewed monthly expenses and Income statement  
Income based on annual dues of \$375 for 75 homes

Questions concerning:

1. grounds maintenance and the front entrances not looking very good. Darrin reviewed what was in the contract and stated anything more would cost more. The Board has asked the grounds keepers to present a cost estimate for more plantings.
2. Latrice questioned the lighting and security camera for the ball field/playground. Greg explained that the light at the pump station is the property of SGWASA and they will not give us permission to use it. He stated there is a motion detection camera aimed at the driveway to the area which he monitors.
3. Water cost when not irrigating, SGWASA still bills a monthly charge.

No other questions Peter Woods made a motion, seconded by Annette Horton and Approved.

**Community Manager Report.....LeighAnn White**

LeighAnn reported on the weekly drive through, the mailboxes and power washing reports.

**Social Committee Report:**

Tara said they are working on an early spring social and will give a months' notice.

**Board of Directors Report.....Darrin Ballard, President**

1. Drainage Easement – Greg reported he has been in talks with several companies to try to determine the best solution. They range from plantings which is not a permanent solution, to installing underground pipes. We are continuing to research and will keep you informed.
2. Playfield – install a swing set, and possibly a picnic shelter and/or something to provide some shade. We want to start having some community activities in that area. It all depends on cost of repairing the drainage problem.
3. Grounds keeper contract does not include plantings and we are not happy with the plantings at the front entrances. We have suggested some plantings of the new landscaper. The Board is going to provide

pictures of areas of entrances and show them to the landscapers for a cost estimate of what it would be to plant our two entrances.

4. Lighting at the ball field – quoted cost by Wake Electric would be about \$2,000.
5. Security at ball field after dark. The Board has discussed putting a chain at the entrance to the drive .
6. Dog Waste problem has not improved. If younger people in the homes are walking the dog, they should also be carrying a bag to pick up the waste. We have considered hiring someone to monitor the dog walkers and if caught not picking up after their dog, they would be fined.
7. Mailboxes – there are many damaged mailboxes in the community. We are looking for companies with similar ones as we have now. We will continue to research this and let you know.
8. Sidewalks – homeowners with a sidewalk in front of your home are responsible for maintaining all the way to the street.
9. PSCNC surveyed Whitehall about installing a natural gas line which would include Davenport. There was not enough interest in Whitehall, so they will not be bringing a natural gas line to Davenport.
10. Driving too fast in the community. If drivers do not slow down, the city will be installing 3 way stops.
11. Board meetings are open to the public and we meet every other month. If you are interested in attending, let Leighann know so we can be sure to accommodate everyone.
12. The Board decided to defray paying the dues until March 31 for homeowners who have government employees living in their homes. If you wish to take advantage of this, please let Leighann know.

No Old Business.

New Business : Reelect Evelyn to the Board. Approved.

No other business and meeting was adjourned at 7:00.

Barbara Chance – Davenport HOA Secretary



January 18, 2019