

Weaver Village Walk Residential Association

Annual Meeting Minutes

December 1, 2016

The third annual meeting of the Weaver Village Walk Residential Association was held at 7:00 pm on December 1, 2016, at the Weaverville Town Hall Community Room, located at 30 South Main Street in Weaverville, NC.

The following residents were present:

Kathryn Egan (lot 70), Susan Sellers (lot 72), Jim Reese (lot 73), Sylvia Pardo and Pat Scherer (lot 74), Joe and Mary Sabol (lot 76), Maureen Maigret (lot 77 renter), Maureen Coffland (lot 77 owner), Jim and Debi Graves (lot 78), Dave Maynard (lot 79), Bill and Mary Brown (lot 80), Laurie Sullivan (lot 81), Faye Phillips (lot 83), Lettie Ray (lot 84), Breah Parker (lot 85), Mike Fisher (lot 88) and Malerie Giaimo (lot 89).

Proxies were received from Dianne Preissler (lot 71) and Bryson and Erica Young (lot 86).

It was determined a quorum was met and the meeting was brought to order.

Due to the departure of the Board President, Monica Schwalback, from the development, Treasurer Sylvia Pardo discussed some matters of old business.

The Residential Association has yet to receive ownership from the developer of the two parcels of common areas, namely (1) the circle, sidewalk and road and (2) the north bank and the areas immediately behind each lot. Greg Phillips has indicated that he will release the circle, sidewalk and road areas in the near future. However, Rusty Pulliam will not release the north bank and remaining common area until the second commercial lot is sold so as to allow any needed access for new construction on the commercial lots.

Residents raised concerns over some dead and damaged trees on the common area behind their homes which could pose a threat to their property if they fell. As the common area does not yet belong to the residential association, it cannot take responsibility for removal of the trees. It was suggested that the homeowner send a certified letter to both the developer Rusty Pulliam and the Sprinkle family which owns the adjoining property stating the homeowner would hold them responsible for any damage.

Treasurer's Report

Treasurer Sylvia Pardo reported that the residential association has approximately \$13,000 in the reserve account to cover future costs of repaving, sidewalk repair and reseeding the north bank. The only new line item on the 2017 proposed budget is survey fees. The association will have the common areas behind the homes resurveyed once the developer releases the areas to the homeowners' association.

Sylvia stated the amount allotted for attorney fees has been reduced as less negotiations with the developer are expected to be necessary.

The proposed budget maintains the same monthly assessment fee of \$101. The proposed budget was unanimously approved.

Lawn care is the costliest line item on the budget. Discussion followed concerning the lawn care contract with homeowners expressing concerns about the excess clover, weeds and bare spots in the lawns. It was pointed out that Lane Ponder did not fertilize this fall due to the drought conditions. In light of the many individual concerns, Susan Sellers volunteered to be the contact person with Mr. Ponder for all homeowners. She requested that homeowners let her know of their specific needs.

New Business

As a follow-up to a previous notice to homeowners, Sylvia reported that the commercial lot below the north bank is to be the site of a small retail space with a maximum of six units. Construction is to begin soon.

Sylvia reminded owners of the relationship of the residential owners with the commercial owners. The developers included in the Residential Declaration of Weaver Village that the residential association is required to allot ten percent of its monthly assessments to go to the commercial association for the mutual responsibility for the maintenance of the road and sidewalks. The budget includes this as a line item.

Old Business

Much discussion was held concerning the problem of non-residents entering the development through the walkways from Reagan Lane and Reagan Street. The "private property" sign and rocks placed at the Reagan Street access have slowed foot traffic. The posting of "private property" signs does release the association from liability should a non-resident be injured on the association property. Further review of this problem will take place after the common area is released by the developer to the residential association.

Election of Officers

Resident Susan Sellers was nominated and agreed to be a nominee for election to the board. Sylvia Pardo has agreed to serve one more year if re-elected. Mary Sabol declined accepting renomination. Mary Sabol made a nomination from the floor for Jim Graves to be a nominee for a board position which he accepted. Following the passing of ballots to homeowners, the tally indicated that Sylvia Pardo, Susan Sellers and Jim Graves would serve as directors for the residential association for the coming year. Mary Brown agreed to serve as the volunteer non-voting secretary.

There being no further business, the third annual meeting of the Weaver Village Walk Residential Association was then adjourned.

Mary Brown, Secretary
Weaver Village Walk Residential Association