

# **WEAVER VILLAGE WALK RESIDENTIAL ASSOCIATION**

## **Annual Meeting Minutes**

**December 10, 2022**

The 2022 annual meeting of the WVV Residential Association was held at 3:00 pm in the Community Meeting Room of the Weaverville Public Library.

Present in person were Kathryn Egan, Norman and Jeannette Riddle, Joe and Mary Sabol, Jim and Ricky Reese, Maureen Coffland, Jim and Debi Graves, Dave Maynard, Mary Brown, Faye Phillips, Gary and Sherry Hoof, Craig Flanagan and Stephanie Burnette. Represented by proxy were Diane Preissler and Jim Carland, Sylvia Pardo and Pat Scherer, Lettie Ray, Bryson and Erica Young and Breah Parker. Seventeen of the nineteen homes were represented in person or by proxy, so a quorum was verified.

Craig Flanagan began the recap of 2022 with a discussion about the lawn care situation. On December 24, 2021, he received notice from Andrew Stepp, owner of Premium Organic Landscaping Company, our lawn care provider, that he was closing his business effective immediately. With very little time to obtain a confirmed contract for 2022, Craig interviewed three landscape care services. To maintain as closely as possible to the budgeted expense, Tim Ward Lawn Care was awarded the contract for 2022. Mr. Ward had just recently begun this business, so there were some problems as to weed control and grass appearance during the year. Shortage of labor and increases in all operating costs hampered his efforts. Craig has conferred with Tim and upon Tim's assurances that improvements will be made in 2023, a 2023 contract for \$15,000 was signed. Although it would be ideal if the yards and common areas were exceptionally well groomed, it is impossible to obtain such services with the restrictive income of the HOA. Residents were particularly disappointed with the quality of the mulch used and requested that a better grade be used in 2023. This will be addressed in 2023.

Residents were reminded to remove all lawn care furniture from their yards and any common area behind their house which has been landscaped. It is not the responsibility of the lawn care crew to do so. If not moved, the area will not be mowed.

Residents who extend their rear yards into the common area need to consider future maintenance costs and only plant shrubs and trees which have a limited height growth. Accessible grassed areas will be mowed by the HOA.

It was brought to the HOA's attention that the sloped common area behind lot 87 (Stephanie Burnette) has not been maintained by the HOA through oversight. This will be addressed.

Next on the agenda was the discussion of tree trimming. Los Romeros Tree Service is no longer interested in working small jobs. Anders Tree Service was retained, and Mike Anders removed two dead trees and trimmed overhanging limbs on the south side. He is scheduled to cut down a dead tree behind lot 87 and to trim the north slope leylands in December, weather permitting.

Because the developer planted the north slope leylands incorrectly, the HOA must take especial care to maintain their height as well as health. The north slope leylands will be trimmed annually after heavy frosts.

The grassed area sloping down from the north slope leylands will be left to reseed with wild grasses. The lawn care contract stipulates the scrub pine trees and seedlings be cut down 3 times a year.

Craig has obtained three road paving companies' opinion about the condition of the road. All three recommended that sealing cracks would be a waste of money as the total repaving of the road would be

necessary in approximately five years. The 2022 estimated cost for road repaving is \$45,000. The cost in 2027 will obviously be more. It was agreed that the amount of HOA reserves will need to increase significantly to avoid individual homeowner assessments to cover the cost of expensive future needs.

Kathryn Egan presented a preliminary year-end report on the 2022 budget. Each resident had received a copy of the report, pointing out the estimated total expenditures for 2022 and the areas the 2023 budget projects increases needed in lawn care and tree care and utilities.

Because of the increase in expenses as well as the need to improve the reserves balance, the HOA board recommended that the monthly dues be increased from \$115.00 to \$130.00. The contribution to the reserve account would be increased from 10 percent to 12.5 percent of total income from residents' dues.

Following the treasurer's report, there were some general discussion and observations made by several in attendance. The following summarizes these concerns

1. The commercial side of the development has not communicated any future expenses which the HOA would be assessed 10 percent of the cost.
2. The condition of the large retaining wall is of concern and may need an engineer to inspect it for deficiencies. Dave Maynard stated he had walked the area at the bottom of the retaining wall and saw no evidence of any cracks or bulging at this time.
3. The property behind lots 71 and 73 recently sold and it is not known how this will affect the use of the walkway to Moore Street.
4. Non-resident foot traffic using the walkway was discussed. Jim Reese and Maureen Coffland, owners of the lots at the pathway, stated they were not opposed to its use as a shortcut for nonresidents at this time.
5. It is recommended that signage be added at the walkway's entrance warning of bear activity in that area. A new "private property" sign is also needed.
6. Homeowners are responsible for the trimming of the shrubbery and trees in the front and rear of their property. The lawn care contract does not provide for this.

Ballots were distributed for voting on approval of the 2023 budget as well as the election of one director. Craig Flanagan's term expires at the end of 2022, and he decided not to run for re-election. We are very fortunate that Norm Riddle agreed to be a candidate for a board position. There were no other candidates.

Results of the balloting were unanimous approval of the budget and unanimous approval for the election of Norm Riddle as the new board member.

There being no further business, the meeting was adjourned.