

# **Weaver Village Walk Residential Association**

## **Annual Meeting Minutes**

**November 23, 2018**

The fifth annual meeting of the Weaver Village Walk Residential Association was held at 7:00 pm on November 23, 2018, in the meeting room at the IHOP restaurant on Weaver Boulevard, Weaverville, NC.

The following residents were present:

Kathryn Egan and Donald Murphy (lot 70), Susan Sellers (lot 72), Jim and Claudine Reese (lot 73), Sylvia Pardo and Pat Scherer (lot 74), Mary Sabol (lot 76), Jim and Maureen Maigret (lot 77 renters), Dave Maynard (lot 79), Jim and Debi Graves (lot 78), Bill and Mary Brown (lot 80), Faye Phillips (lot 83), Lettie Ray (lot 84), Breah Parker (lot 85), Mike Fisher (lot 88) and Craig and Jill Flanagan (lot 89). Proxies were received from Maureen Coffland (lot 77) and Cheryl Fowler (lot 81). It was determined a quorum was met and the meeting was brought to order.

### **Treasurer's Report**

Treasurer Sylvia Pardo pointed out the 2019 budget allows for the \$9.00 per month per lot increase in the monthly HOA fee. This increase was approved by 15 of the 19 lot owners in September. This additional income is budgeted for future tree trimming and removal of dead trees in the common areas. Approximately 56 Leyland cypress trees on the north slope will be cut to approximately eight feet in height. Money is already in the 2018 budget to trim dead limbs behind lots 83 and 85. In the future priority will be given to removal of dead trees and limbs and maintaining the north slope cypress trees and other common area trees. Sylvia reminded the owners that the Town of Weaverville requires that the hedge of trees on the north slope be maintained.

Sylvia reported all expenses remained under or equal to budgeted amounts for the year thus far. The residential association will have approximately \$20,000 in the reserve account by the end of 2018 to cover future costs of repaving, sidewalk repair and other large expense items. Sylvia also noted that the ten percent commercial allocation is included in the reserve account. Sylvia has repeatedly contacted two of the commercial lot owners as well as IPM, the management company for the commercial properties, to request their attention to repairing the potholes in the pavement near the entrance to the residential area damaged by commercial traffic and construction. She has received no reply. As the commercial lot owners have not formed a commercial association and IPM only receives the commercial lot owners' monthly dues, there is no organization to take responsibility for these problems. Dave Maynard volunteered to fill in two holes with asphalt patch. The HOA will reimburse him for his expenses.

Sylvia reminded everyone that financial reports as well as the budget are posted on the Weaver Village Walk website.

### **New Business**

Mary Sabol raised the question of whether lot owners should consider placing a limit on the number of homes which could be used as rental properties. Currently there are two homes occupied by lease

holders. The “Residential Declaration of Weaver Village” dated May 2, 2012, states that a residential lot owner is not permitted to offer said residential lot for lease/rent for a period of less than one year. So short-term rentals are not allowed. Homeowners expressed concerns over the reduction in property values should there be many rental units. Others were concerned of the possibility of the neighborhood becoming known as a vacation rental development. Opinions ranged from zero rental units being allowed up to an uncapped limit. Sylvia stated that in her experience as a realtor a cap of ten percent is the normal amount accepted by most community associations. A ten percent cap would mean a limit of two houses in Weaver Village Walk could be rental properties. Craig Flanagan raised the legal question of liability should the HOA approve a limit when the precedence of rental houses has been already been established. Sylvia will check with an attorney concerning this question. Although no general consensus was met at this time, the issue may be submitted to a vote in the future.

A question was then addressed as to what colors of paint were allowed for the exteriors of the houses. The colors used by the developer are listed on the website. Homeowners are not limited to those colors, but their selections should be kept to a maximum of three exterior colors all in the Arts and Crafts style color palette. Window and door trim should be kept white or off-white. If homeowners wish to change their home’s exterior to a color(s) other than those used by the developer, the homeowner must submit their selection to the board for approval prior to the house being painted.

#### **Election of Directors**

No election of directors was required at this meeting as Susan Sellers will be entering the third year of her three-year term. Mary Brown is completing the third year of Jim Graves’ original term. Sylvia Pardo is beginning the second year of a three-year term.

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

Mary Brown, Secretary  
Weaver Village Walk Residential Association