

# **Weaver Village Walk Residential Association**

## **Annual Meeting Minutes**

**December 4, 2017**

The fourth annual meeting of the Weaver Village Walk Residential Association was held at 7:00 pm on December 4, 2017, 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), Sylvia Pardo and Pat Scherer (lot 74), Joe and Mary Sabol (lot 76), Maureen Maigret (lot 77 renter), Maureen Coffland (lot 77 owner), Dave Maynard (lot 79), Mary Brown (lot 80), Laurie Sullivan (lot 81), Faye Phillips (lot 83), Lettie Ray (lot 84), Erica Young (lot 86) and Mike Fisher (lot 88). Proxies were received from Dianne Preissler (lot 71), Jim and Claudine Reese (lot 73), Breah Parker (lot 85), Stephanie Burnette (lot 87) and Malerie Giaimo (lot 89). It was determined a quorum was met and the meeting was brought to order.

### **Treasurer's Report**

Treasurer Sylvia Pardo distributed a handout which gave how an individual monthly HOA fee is allocated among the budgeted expense items.

Sylvia reported that in 2017 approximately \$2000 was spent out of the reserves for the removal of trees in the common area adjoining the Sprinkle property. Otherwise, all expenses remained under or equal to budgeted amounts. The residential association has \$17,118.81 in the reserve account to cover future costs of repaving, sidewalk repair and reseeding the north bank. Sylvia also noted that the ten percent commercial allocation is included in the reserve account.

Sylvia recapped some issues involving the association's finances: (1) a \$400 water bill which led to the discovery of a faulty city water meter; Town of Weaverville refunded the overage; (2) the insurance claim filed for the damages made by the tractor-trailer truck attempting to come around the circle, i.e., grounds damage in the circle, black tire marks in five driveways; additional compensation will be paid by the truck's insurance company if sprinkler system damage is determined in the spring; (3) \$150 has been spent on the purchase and installation of signs at the development entrance to mark the road as a dead end with no turnaround; and (4) three estimates were obtained for sidewalk repairs, which averaged \$4000, and blacktop pavement, approximately \$7000.

The proposed budget maintains the same monthly assessment fee of \$101. The budget includes funds for some additional dead tree removal in common areas in 2018. The proposed budget was unanimously approved.

### **New Business**

Laurie Sullivan posed the question of whether or not a resident could purchase the small amount of common area behind one's residence. Sylvia replied that an attorney would have to investigate this and

determine if it is legal and if so, how to proceed. The board would not pursue this, but suggested Laurie and/or other interested homeowners hire an attorney at their expense to determine this possibility.

Joe Sabol suggested that some type of decorative structure be added to the stone entrance columns which included a low clearance feature across the road to prevent tractor-trailers from entering the development. If any resident knew someone who could design this and provide a cost estimate, the board would consider the proposal.

A resident asked if all common areas have been conveyed by the developer to the HOA. Sylvia replied that the HOA now owns all common areas.

Other asked if the grass would be mowed again and/or leaves removed. Sylvia will check on this as several indicated their grass was high.

Discussion followed about the difficulty of maintaining plants, flowers, etc., at the entrance columns due to the lack of water access and excess concrete around the columns.

Sylvia announced that the Town of Weaverville requires a row of trees to remain at the top of the north slope behind the homes located on even lot numbers 70 through 84. Dead trees will need to be replaced.

#### **Election of Directors**

Susan Sellers will be entering the second year of her three-year term. Jim Graves resigned, leaving his position open. Sylvia Pardo will be completing the third year of her three-year term. Sylvia was nominated to run again and Mary Brown was nominated to complete Jim's term. There being no further nominations, Sylvia and Mary were elected directors by acclamation.

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

Mary Brown, Secretary  
Weaver Village Walk Residential Association