

Weaver Village Walk Residential Association

Annual Meeting Minutes

November 26, 2019

The sixth annual meeting of the Weaver Village Walk Residential Association was held at 6:00 pm on November 26, 2019, in the meeting room of the Weaverville Public Library on Main Street, Weaverville, NC.

The following residents were present:

Kathryn Egan (lot 70), Norman and Jeanette Riddle (lot 72), Sylvia Pardo (lot 74), Joe and Mary Sabol (lot 76), Maureen Coffland (owner lot 77), Jim and Maureen Maigret (renters lot 77), Jim and Debi Graves (lot 78), David and Bonnie Maynard (lot 79), Mary Brown (lot 80), Faye Phillips (lot 83), Lettie Ray (lot 84), Erica Young (lot 86), Stephanie Burnette (lot 87), Mike Fisher (lot 88), and Craig and Jill Flanagan (lot 89). Proxies were received from Dianne Preissler and Jim Carland (lot 71), Jim and Claudine Reese (lot 73), Cheryl Fowler (lot 81) and Breah Parker (lot 85). It was determined that a quorum was met and the meeting was brought to order.

Craig Flanagan introduced Weaverville Police Chief Ron Davis and Sergeant Andy Mace as special guests to discuss security and safety issues. Chief Davis recognized the development as an incredibly safe neighborhood, noting there were very few if any calls for police assistance. The following are some of the highlights of their presentation.

- There is an ordinance against door-to-door salesmen unless the person or group has registered with the police department. The police chief checks out the company, persons, vehicles, etc., before permission is granted for door-to-door access. A homeowner should request to see that documentation from the salesman before interacting with the person. If the person does not have the permission, he must leave the premises upon request and the police should be called in the event there is any disturbance. The two exceptions to this ordinance are census takers and political campaigners.
- Even though Weaver Village Way is a private road, it is subject to a North Carolina law regarding PVA, public vehicular area. Unless the community is gated, non-resident vehicle traffic on the road and non-resident pedestrian traffic is not illegal. No trespassing signs and private property signs in common areas are good deterrents for excess activity, but only if a particular person's or company's name is identified to keep out can police enforce their removal. This is not the case on a resident's lot. The police can enforce the removal of anyone who is on one's property without that owner's permission. The residential association is not liable for damages or injury to anyone who enters the common areas.

- Residents were encouraged to develop a community watch mindset: notice what goes on in the neighborhood, contact neighbors if something is suspicious, lock your cars and doors and consider the addition of motion lights or security cameras and/or doorbells.
- The problem of semi-trucks parking overnight in the commercial area below the development must be addressed by the business owners. The police must have permission from the business owner in order to enforce removal of overnight parked vehicles. This is also a subject that could involve zoning issues in commercially zoned areas.

The policemen offered to leave a “community watch neighborhood” sign with us which we gladly accepted and agreed to be placed at the entrance to the development.

Returning the community business, Craig Flanagan discussed his efforts to obtain new bids for contract lawn maintenance for the year 2020. He developed a new lawn care proposal itemizing the care the development required and sent eight providers a request to bid. Craig received bids from five ranging from \$12,579 to \$33,714 per year. After personal visits to communities given for references, the lowest bidder, Premium Organic Landscaping, was awarded the contract. The new contract is actually less costly than the current contract and no increase in dues is needed.

Sylvia Pardo introduced the proposal from Pat that speed bumps be installed at the entrance to the development as a safety precaution to reduce speed. There was some discussion and two votes were received in favor of the proposal.

Mary Brown informed the group that seven bids have been received to cut down and remove the dead oak and small cherry trees behind lots 81 and 83. Bids ranged from \$1100 to \$2595. The low bid of \$1100 was accepted and removal of the trees should be scheduled soon. Sylvia noted that this expense will reduce next year’s tree budget because it had not been budgeted for 2019. However, the work needs to be completed soon as the adjoining landowner plans to build a fence around the pasture which will make tree removal much more difficult in the future. This landowner refuses to allow any vehicles in her pasture to remove the trees so the debris will have to be brought from the pasture to the road in our development for removal. This stipulation increased the cost of the tree removal.

Sylvia presented the proposed 2020 budget which showed very few changes from the 2019 budget. She reminded residents that quarterly financials are posted on the website. Sylvia also pointed out that our reserves had increased from \$3736 in December 31, 2014, to \$19,282 today. With the potential for future large expenditures for stormwater drainage repair or retaining wall repair and the known necessity for road and sidewalk repairs, it is expedient to remain diligent in increasing the reserve account.

Discussion followed about the involvement of the commercial lot owners in forming a commercial board. There is some progress being made by the owners of Zaxby's, the physical therapy business and the strip mall. Aldi's and Auto Zone are indifferent.

With no further business to discuss, it was time for the residents to mark their ballots to elect two board members. Both Craig Flanagan and Mary Brown's terms are expiring at the end of 2019. In order to begin staggered terms whereby only one director's term would expire each year, the highest vote receiver would serve 3 years and second highest would serve 2 years. After the ballots were tabulated, Craig and Mary were tied with having received the most votes. A coin was tossed and Craig will serve a 3-year term and Mary a 2-year term.

There being no further business, the meeting was adjourned.

Mary Brown
Secretary