

Byrum Woods - Home Owners Association 2017 Annual Meeting - Minutes

1. Welcome / Board member introduction - BW-HOA Board Members

- Dick Dumas called the meeting to order at 7:04 PM
- Each Board member introduced themselves
- Dick inquired if everyone had a copy of the agenda and the 2016 - 2017 Fiscal report
- Dick requested that everyone log their attendance on the meeting sign-up sheet

2. 2016 BW-HOA Meeting Minutes Review / Acceptance - Dick Dumas

- Dick read the 2016 Annual Meeting Minutes
- Motion was made and approved to accept the minutes.

3. 2016 / 2017 Accomplishments - Marcia Havener

- Marcia reported that:
 - a. 99 out of 102 homes joined the Association in 2017
 - b. The Board responded to a series of attorney's home sales closing inquiries about property rental, dues, outstanding assessments, transfer fees.
 - c. The Board focused on Improving Neighborhood Communications
 - i. Re-instated the Quarterly BW-HOA Newsletter
 - ii. Developed and released the 2017 BW-HOA Directory
 1. Electronically (March 2017) & Booklet (May 2017)
 2. The Board recognized and thanked Jeanette Lee for her assistance on the 2017 Directory and distributing the welcome baskets to new neighbors.
 - iii. Published a BW-HOA 2017 Calendar of Events
 - d. Social Events Report - Mike McIntyre
- Mike McIntyre shared the following Social event highlights:
 - i. Halloween Party: 85 people attended, served 185 hot dogs
 - ii. Christmas Luminary (also reallocated the pool of luminaries based on street frontage)
 - iii. Spring neighborhood clean-up: 40 people participated, stations were set up, John Scott's people picked up 1500 pounds of brush
 - iv. Easter Egg Party: 13 children participated in the hunt, 60 adults attended
 - v. Ice Cream Social: 55 people attended, 4 gallons of ice cream were served
 - e. Advocated to the NCDOT to resurface critical road sections within the neighborhood - John Scott
- John Scott reported that:

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- Multiple Board members had contacted DOT several times to get the roads in Byrum Woods resurfaced. Their response was that due to little resources, neighborhoods are a low priority.
- The DOT will fix pot holes if requested by home owners. Several have been fixed in the neighborhood. John emphasized that home owners should contact DOT to have pot holes fixed.
- Dick Dumas took the action to ensure that DOT contact information would be documented in the Annual Meeting notes. <https://www.ncdot.gov/contact/>
- The contact is Nathan Brinkley, Asst. County Maintenance Engineer 919-733-4768, ntbrinkley@ncdot.gov. He may be able to tell you if the neighborhood is on a list for resurfacing.
- John Scott also mentioned the plan to widen Creedmoor Road from I-540 to Granville County. John reported that the cost was \$11 M per mile and that at this time, the project was not on the State's short or long term plan.
 - f. BW-HOA entrance way beautification - John Scott
- John Scott reported that:
 - i. The Board replaced the Neighborhood Watch and No soliciting signs
 - ii. The Board repaired the lights at the Norwood Road and Creedmoor Road Byrum Woods signs
 - iii. The Board had planned to improve the lighting at all three entrance signs, but no action was taken.
 - iv. The Board recommends that entrance planting at Creedmoor and Old Creedmoor Roads be updated
- Margaret Sumrell raised a safety concern around no street lighting around the west end on Vestry Way.
- John Scott shared that he had an unpleasant experience a few years ago when trying to clear tree limbs from one Vestry Way street lamp.
- The Board took an action to include the Duke Energy site that home owners can use to report street light problems in the meeting notes (<https://www.duke-energy.com/customer-service/request-light-repair>).
- A few home owners recommended having DUKE Energy clearing tree around all street lights.
- Mike Maggio recommended looking into Duke Energy updating all of our street lights to LED lamps.

4. 2016 / 2017 Fiscal Year Financial Report - Laura Kalouris

- a. Carried over a bill for Covenant Legal Counsel (\$450)
- b. Duke Energy Credit (Approx \$200)
- c. Closing balance - \$6,091.01
- d. 2016/17 dues received: \$5,765.00
 - 96 paid, 3 waived = 97% and 3 unpaid = 3%

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- e. A motion was made and approved to accept the 2016 - 2017 BW-HOA Financial Report.

5. BW-HOA Covenant Update - Dick Dumas

- Dick Dumas highlighted the Boards activities, learnings and results of the activities associated with the BW-HOA Covenant Updates. He highlighted the following milestones / HOA correspondences;

Prior to June 7th

- The Board worked with previous Board Members to tie off a few “loose-ends” to prepare for a special home owners meeting to review a draft proposal.
- Based on our understanding of what needed to be accomplished, the 2017 Board focused on the differences with the original Covenants set into place by the developer between 1983 and 1985. The Board **did not focus** on the 2002 Amended Declarations approved and registered with the Wake County Register of Deeds during 2002.

June 7th meeting attended by 51 households →ad hoc vote to continue.

June 18th e-mail where we published the June 7th meeting notes and solicited guidance from the home owners that did not attend the June 7th meeting → Results inconclusive.

August 1st correspondence to all lot owners

- History behind updating the Byrum Woods Covenants
- Root Causes of Confusion between Home Owners
- Other Findings (Record Retention)
- Proposed Actions

August 25th correspondence announcing the Continue or Halt ballots soliciting input from all home owners towards halting any further action or updating the 2002 Amendment of Declaration

September 13th correspondence announcing the results:

- Disk reported that all documented votes will be delivered to the new 2017 - 2018 Board of Directors for consideration and any further action.
- Geyer Longenecker recommended that the Board look into updating the existing 2002 Amended Declarations to reference the latest NC, Wake County or Federal statutes that govern all home owners.
- The discussion may continue ...

6. Neighborhood issue “open mike” - BW-HOA Residents

- a. Mr. Longenecker recommended the use of inexpensive video surveillance to monitor vehicles entering and exiting our three entrances due to the recent break ins reported around our neighborhood.
- b. Mr. Jones recommended that the Board eliminate the Christmas luminaries.

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- c. Mr. Minor and Ms. Watson recommend to schedule luminaries before Christmas Eve so that those in the neighborhood that travel for the holidays could enjoy the event.
- d. Dick Dumas acknowledged that we need to respect those in the neighborhood that for religious or other reasons do not want to participate in the luminary event.
- e. G. Longenecker recommended that instead of Board organizing social activities, the home owners should use social media to organize activities.
- f. Dick Dumas recommended that Survey Monkey may be used to gather information from the home owners.

7. 2018 Annual Dues discussion / vote - All

- Discussion highlights included:
 - a. Should the dues remain at \$60.00 or be changed?
 - b. What amount of money is needed by the board?
 - c. What contingency funds should we plan on?
 - d. Are there any Board liability requirements?
 - e. Being incorporated, is there any limit for carry-over money?
- A discussion also ensued on the Board member's and lot owner's liability if someone is hurt while conducting a social event or working on a neighbor's Byrum Woods lot.
- In the end, a motion was made and approved to set the 2017 - 2018 BW-HOA dues at \$60.00.

8. New BW-HOA Board Member Elections - Dick Dumas

- Dick thanked Marcia, Mike, Laura and John for their many years of service both recent and past.
- Dick Dumas reviewed the initial August 18th correspondence soliciting candidates.
- Dick review the results and notes that 5 individuals had documented interest in joining the Board.
- Dick reviewed the September 14th recommendation correspondence.
- Dick reported that no one came forward to disagree with the Board's recommendation to allow all five volunteers to serve on the Board.
- David Novotny questioned the need to have a quorum to achieve this vote.
- John Scott shared that we have never achieved a BW-HOA quorum for any vote and the future Board may want to review and change the wording in our By-laws.
- A motion was made and approved to elect the following five members to the 2017 - 2018 BW-HOA Board.

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Home Owner	Address
Jane Allen	
John Allison	
Chad Chapman	
Jackie Granados	
Martin Humpherson	

9. Architectural Committee - Dick Dumas

- Dick Dumas reviewed the initial August 18th correspondence soliciting candidates.
- Dick reported that no candidates had come forward to serve on the Architectural Committee until Jack Bishop volunteered on September 20th.
- Dick solicited nominations and/or volunteers to serve on the Architectural Committee from the meeting attendees.
- Tony Papa and Geyer Longenecker volunteered to join Jack Bishop.
- A motion was made and approved to accept the three Architectural Committee Members.

Home Owner	Address
Jack Bishop	
Geyer Longenecker	
Tony Papa	

10. Meeting adjourn - Marcia Havener

- Ruffled the winner of the 2018 HOA Dues "free pass" - Jim Peele.
- The Board thank all those that attended.
- The meeting was adjourned at 8:40 PM.