

BOA Board Minutes:

Board Meeting, June 12, 2018 7:00 PM

at Cedarwood Village Clubhouse

The meeting was called to order at 7:05 pm. Board members present were, Nancy Beszterczei, Noreen Barrett, Bob White, Rachel Love-Adrick and Andy Haines.

Noreen asked for a motion to accept the minutes as written from the April meeting. Nancy Beszterczei made a motion to approve the minutes, Andy Haines seconded. Minutes were unanimously approved.

Treasurer's Report & Budget Adoption: BOA dues were due on May 15, 2018, after this date a late fee is assessed. As of today 18 BOA dues are still unpaid, 2nd notices will be sent out this week.

The budget was adopted as presented, with amendments to allow for additional funds for new gate cameras, and additional funds for road paving. Bob White made a motion to approve the budget as amended, Nancy Beszterczei seconded. The budget was passed unanimously.

Secretary's report: None

Old Business:

1. **Bylaws Update:** At the March 2018 board meeting the board voted to amend the terms of the board members from 2 years to 3 years. Based on the current bylaws and the procedures followed for previous amendments the board felt that they were within their rights to amend the bylaws in this manner. However, we were informed that based on North Carolina Gen. Stat. 55A-10-21, which governs non-profit corporations including community associations, requires the Board and members of the Association to vote on an amendment to an Association's Bylaws. This has called into concern the current and some previous bylaw amendments. At the May 2018 meeting the board was voted in as the interim board until the bylaw amendment have been rectified. The board has requested a quote from the HOA attorney, Alan Trask regarding a redrafting of the bylaws. The board is requesting a redrafting of the bylaws to incorporate the previous amendments that can be found on the website, the 3-year amendment to board member terms, and a bylaw process amendment. Following the redrafting of the bylaws, the changes will be sent out to vote to the community to insure that the changes are legitimate.
2. **Board Positions:** Roles within the board are to remain the same.

3. HOA Dues: There are 18 outstanding BOA dues, past due notices are being sent.
4. Gate Card and Database/Phone Directory: The database is being updated based in the audit form sent out with the dues. Currently, Andy is following up with owners who had not submitted the form with their dues.
5. Yard Sale: The Community Yard Sale will be in October.
6. Art Tour: On Saturday, September 15th there will be a community Art Home Tour. If you are interested in participating this year in the tour, please contact Mat Madsen (252) 414-2545 or madsen1580@gmail.com. Please see your June edition of Soundwaves for an article promoting the event. Past editions of Soundwaves are available on the website: brandywineowners.org/homeowners/sound-waves

New Business

1. Drainage Issues: The board discussed drainage issues that have arose due to the new construction site on the 300 block of Lord Granville.

At the May 2018 board meeting this issue of an “unsightly” ditch along Lord Granville was brought before the board. The board requested that a committee form to address this issue. A committee has been formed and they will present their finding to the board at a future meeting.

2. Road Maintenance: The board is requesting quotes for an evaluation of roadways within the community that require maintenance, and a cost estimate of the suggested repairs.

Committee Reports

ACC – May Approvals

214 Brandywine Blvd.	Remove Trees w / Protruding Roots	5/2/2018
108 Fairway Dr. East	Build Enclosure over Front Steps	5/5/2018
503 Pine Valley Dr.	Remove 2 Dead Trees	5/8/2018
203 Oak Drive	Remove Dead Tree	5/8/2018
911 Lord Granville Dr.	New Pergola in Rear of House	5/12/2018
813 Lord Granville Dr.	Remove Tree in Front Yard	5/16/2018
107 Fairway CT.	Remove and Replace Deck	5/21/2018
812 Lord Granville Dr.	Replace Roof	5/28/2018
117 Fairway Dr. East	Remove Dead Tree	5/29/2018
308 Lord Granville Dr.	Remove Dead / Leaning Tree	5/31/2018
308 Lord Granville Dr.	Replace Roof	5/31/2018

Beautification – New flowers were planted at the 24 and 70-gate entrances. A new sprinkler system will be installed at the 70-gate. The current system is original to the development.

Gates - in working order. Nothing to report.

Cameras – in working order. Nothing to report.

Boat Storage – Nothing to report.

Recreational Area - Nothing to report.

The next quarterly meeting is July 16, 2018 at 7 pm at the Cedarwood Village Clubhouse.

The meeting adjourned at 9:05 pm.

Respectfully submitted by Rachel Love-Adrick, June 21, 2018