

Minutes from the Jan. 10, 2008 Board Meeting

In Attendance: Jonathan Osman, Mark Brooks, David Shrewsberry, Jim Becker, Karen Rymarczyk

- I. Foreclosures
 - a. Issue: Lower the threshold that the board would begin foreclosure proceedings from \$2,500 in past dues.
 - b. Currently, four homes have past dues in excess of \$1,000
 - c. Motion was made to lower the limit to \$1,700
 - d. Motion passed on a 3/2 vote
- II. Landscaping
 - a. There are several dead trees in the community that need to be decided upon.
 - b. Quote received from Davey Tree Service.
 - c. Motion: Board agrees to hire a contractor to feed the tree at the entrance to prolong its life, remove the dead trees from the Townhome common area, and the board would evaluate the dead trees in question along St. Johns.
 - d. Motion passed 4/1 vote
- III. Clubhouse Flooring
 - a. Board to gather 3 tile and 3 hardwood floor quotes by the next meeting to vote on which is best to replace the carpet in the clubhouse
- IV. Playground
 - a. The Board set aside time to gather quotes to replace the playground equipment near the pool
 - b. A tentative project budget of \$15,000 was set for materials.
 - c. Board would review plans at the next meeting.
- V. Update on Reese Gibson
 - a. Town of Stallings declared he must repair the alleys to their specifications
- VI. 2008 Committees
 - a. Pool and Clubhouse Committee: Jim Becker w/ Jonathan Osman
 - b. Architectural Review: David Shrewsberry
 - c. Compliance: Karen Rymarczyk
 - d. Finance: Mark Brooks
 - e. Social Committee: Jonathan Osman
 - f. Landscape Committee: Jim Becker with Jonathan Osman
- VII. Additional Community Lighting
 - a. Adding additional lighting around the pool and clubhouse area was discussed during the closed session. Duke power would be called to discuss where the lines were and what our options are.
- VIII. Closed Session
 - a. *The Closed Session is where the board meets with homeowners who are called because of an outstanding violation. For their privacy, the minutes from the closed session was omitted.*
- IX. Meeting adjourned