

Pilot Mill HOA Annual Meeting
November 19, 2019

Quorum Established

Call to Order

Current Board Introduction

Biff Eller from Kohn-Ell HOA unable to attend

Draft Copy

Micah Kordsmeier, Hoffman-Dev

Developed The Wharf in Washington DC

Background in city planning and nonprofit arena

Two to three phases for developing Seaboard Station

Construction will begin summer 2020. Phase A and B will be completed 2022.

Bad Daddy's and Logans are not part of the development.

Block A is Sunflowers. Will consist of two buildings, 250 room hotel and approx 100 rental units. 10k sf of retail on bottom.

Block B is a larger apt building with 290 units.

Improved connectivity to downtown and Smoky Hollow.

Questions asked re: entrance and egress re: amount of rental units and activity.

Existing businesses in Block C and D and will be offered opportunity to relocate within the project.

Beth Quinn, City of Raleigh Project Manager for Wake Forest and Blount St

Sinkhole is fixed, Wake Forest Rd. is back open. Had to replace 700 ft of sewer main from 1800's, old terra-cotta pipes.

Current paint is temporary due to temperature restrictions. Permanent paint will be applied in the spring.

Peace St. Streetscape project currently on hold. There are a lot of internal discussions regarding timing.

Next project is 2 way conversion of Person/Blount St. There will be conceptual public meetings beginning in January.

VAPM Landscaping

Tree replacement completed on Haynes St. Little to no irrigation issues this year.

Mulch installation received positive feedback

First Community Garden at corner of Blount and alley a success thanks to Katie and Dan Davis.

Homeowner Landscaping - board continues to send letters to homeowners to address landscape issues.

Home Improvements

Solar installations, gutter additions, interior remodels and exterior repainting.

All exterior painting, additions and modifications require prior approval from the Architecture Committee. Architectural Change request form can be found on www.pilotmillonline.com

Exterior paint requirement: Single color siding, white trim and black shutters.

Sales

2018 ASP - \$527k

2019 ASP - \$572k

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Socials

First Friday meet-ups successful
Progressive Courtyard parties
Summer BBQ

*2019 Progressive Holiday Party
Saturday Dec 14
RVSP on VAPM website soon \$20/person*

2020 Plans

No increase in monthly dues
Tree replacements will continue "AS NEEDED" basis, not to exceed 10 street trees in 2020
Community Garden Program - expand if interest and volunteers
Continue with 2019 social activities

Expense Overview

67% of budget goes to grounds/maintenance
Reserve account \$77,992.58
Operating budget for rest of year \$8,600.64
Fetsko working with trees and sod this year and will be replacing a cherry tree.
Paving not needed currently.

Board Election

Kenzie Rakes - 1134 Hanes St.
Russ Swindell - 1164 Harp St.

New Business

Raleigh Village East trying to put together a 501c for people who want to age in place.
Parking - please no parking in alleys. Ongoing issues should be brought to the attention of the board.
Holiday lights - a Pilot Mill tradition!
Hope Academy Charter school closed down, could be a new charter with older kids which could affect parking on Blount.
Alley speeding - Traffic calming committee to investigate surveying, cost etc.

New Board members and positions for 2020

Russ Swindell raswindell@gmail.com 919 418 6104
Kenzie Rakes rakeskm@gmail.com 276 732 3879

Patti Merz- President
Jay Sell - Treasurer
Marty Aaron - Vice President
Kenzie Rakes - Secretary
Russ Swindell - Member at Large