



# Welcome to the Village at Pilot Mill HOA Annual Meeting

November 19, 2019

# Meeting Agenda

- ▶ Establish a Quorum
- ▶ Call to Order
- ▶ Introduce Current Board Members and Invited Guests
- ▶ Accept Minutes of 2018 Annual HOA Meeting
- ▶ 2019 Review of the VAPM HOA
- ▶ 2020 Plan of Record
- ▶ Review and Ratify 2020 Annual Budget
- ▶ Board of Directors Election - 2 Seats
- ▶ New Business
- ▶ Adjourn

# Welcome and Introductions

- ▶ Board Members and HOA Management
  - ▶ Marty Aaron - President
  - ▶ Katy Dolata - Vice President
  - ▶ Patti Merz - Secretary
  - ▶ Jay Sell - Treasurer
  - ▶ Hunt Willis - Member-at-Large
  - ▶ Biff Eller - Kohn-Ell HOA Management
- ▶ Guests
  - ▶ Micah Kordsmeier, Hoffman & Associates
  - ▶ Beth Quinn, Engineering Services, City of Raleigh

# 2019 Review

- ▶ VAPM Landscaping
  - ▶ Tree replacement program completed on Haynes Street
  - ▶ Uneventful irrigation year
    - ▶ Requests to cap irrigation between homes should be directed to Kohn-Ell
  - ▶ Mulch installation feedback was positive
  - ▶ Street trees limbed up, sod/seed installed at bases - remains to be done in 2019
- ▶ First Community Garden Installation
  - ▶ Thank you to Katie and Dan Davis, 1177 NoBlo
- ▶ Homeowner Landscaping
  - ▶ Overgrown trees and shrubs + weeds continues to be an on-going issue. Please ensure that your landscaping is not encroaching on your home, your neighbor's home, or covering up streetlights.
  - ▶ The Board continues to send letters to homeowners to address landscape issues.

# 2019 Review

## Home Improvements

- ▶ Solar installations, gutter additions, interior remodels and exterior repainting
  - ▶ All exterior painting, additions and modifications require PRIOR approval from the Architectural Committee
    - ▶ Architectural Change Request form can be found on [www.pilotmillonline.com](http://www.pilotmillonline.com)
    - ▶ Exterior paint requirement: single color siding, white trim and black shutters
      - ▶ A good reason to stick to single siding color!



## Sales

- ▶ 2018 - 4 Sold, ASP = \$527,000
- ▶ 2019 YTD - 6 Sold, ASP = \$572,000

# 2019 Review

- ▶ Successful, varied Social Gatherings
  - ▶ Progressive Holiday Party
  - ▶ First Friday Meet Ups
  - ▶ Progressive Courtyard Parties
  - ▶ Summer BBQ
- ▶ Shameless plug for the 2019 Progressive Holiday Party
  - ▶ Saturday, December 14, starts at 6 PM and moves every 90 minutes
  - ▶ RSVP will be on the VAPM website soon, \$20/person, 16 years and over
  - ▶ Our 3 host homes are, in hosting order:
    - ▶ Patti and Rob, 1208 Harp
    - ▶ Confirming tomorrow 😊
    - ▶ Chris and Martha, 1213 N. Blount

# 2020 Plans

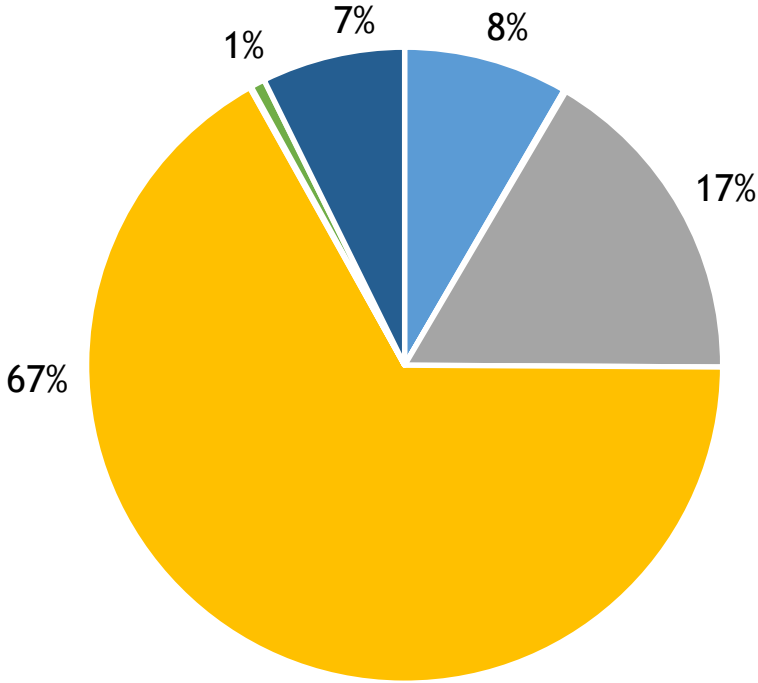
- ▶ No increase in monthly dues
- ▶ Tree replacements will continue on “AS NEEDED” basis, not to exceed 10 street trees in 2020
  - ▶ We will continue to budget for the 10/year as originally planned but may defer replacements rather than “replace 10” regardless.
- ▶ Budgeted for weeding prior to mulch installation
- ▶ Community Garden Program - expand if there is interest and volunteers
- ▶ Continue building Social activities for all

# Review and Ratify Budget

- ▶ Biff Eller will now present



# Expense Overview



■ Administrative   ■ Utilities   ■ Grounds Maintenance   ■ Social Committee   ■ Reserve Fund Contribution

# Detailed Budget Review

Review handout from Kohn-Ell

# Board Election

- ▶ Our Bylaws state that each Board of Director member term lasts 2 years.
- ▶ There are currently 2 BOD seats open:
  - ▶ Katy Dolata
  - ▶ Hunt Willis
- ▶ We have one nominee to present - Kenzie Rakes.
- ▶ We will then accept nominations from the floor.

# Kenzie Rakes

- ▶ Kenzie has lived in VAPM a little over five years. She is married to Willem and recently welcomed Spencer into the world!
- ▶ Why are you interested in being on the Board?
  - ▶ I would like to be on the Board because I want to be more involved in the community than I have been in the past.
- ▶ Tell us about your personal and/or professional background.
  - ▶ I came to Raleigh for law school and chose to stay here because I fell in love with the city. I have had several different legal jobs including clerking at the North Carolina Court of Appeals and at the North Carolina Business Court. I am currently an Assistant Attorney General at the North Carolina Department of Justice in the Tort Claims Section where I defend several different State agencies.
- ▶ Can you share any hobbies or interests?
  - ▶ I love hot yoga! The most frustrating part of recovering from my recent C-section is that I cannot go to yoga class.



# Time to Vote

Please note: There will be a brief meeting immediately after the conclusion of this meeting for Board members to elect new officers.

# New Business

- ▶ The floor is open.
- ▶ 5 minute limit to all new topics.

# Thank You for Participating Tonight!

- ▶ Have a cookie.
- ▶ Have a safe and happy holiday season!
- ▶ See you in November 2020.