

**DRAFT MINUTES
Of The
Village of Pilot Mill Homeowners Association
Annual Member Meeting, November 13, 2018**

The Village at Pilot Mill Homeowners Association met for its Annual Meeting on November 13, 2018 at the Halifax Community Center.

A quorum was established and the meeting was called to order by President David Hodl at 7:02 p.m.

On-going Business

- Last month's meeting minutes – October 2018, were unanimously approved.

New Business:

- The meeting began with a discussion about the board's review over the last 6 months, and Hunt gave a summary of the board's discussions with counsel concerning the issue of covenants, the issues of the City of Raleigh enforcing the permit requirements for running a bed and breakfast, and the way forward if the community is so inclined to do so.
 - A number of homeowners spoke on this issue. A number of homeowners expressed a direct opposition to the idea of allowing Air BnB type of rentals.
 - A number of homeowners also admitted to having Air BnB accounts, and that they have never had an issue with their renters.
- Long-term rental concerns, specifically the number of adults living in a single household, was addressed.
 - Concerns about the ability to restrict the amount of unrelated adults living in one home was addressed by multiple residents, and multiple examples were given of problems residents encountered.
 - A number of residents expressed concern that the issue is not that the home was rented but that it is rented by particularly disruptive persons who do not maintain the property.
- **A review of the current state of ongoing issues in the community were reviewed:**
 - Gutters continue to go up in the neighborhood as approved by the architectural committee.
 - Overgrown trees and shrubs were addressed by Fetsko this year. If a homeowner has an issue with overgrowth or general landscaping, a reminder was given to alert Kohn-Ell first so they can address the issue.

- Reminders about the requirement to keep and maintain property ultimately rests with the homeowners.
- The budget was reviewed and summarized by Kohn-Ell as to past expenditures and anticipated expenditures for 2019.
- Community members began discussing issues with landscaping, specifically the removal of the trays, fescue placement, and the use of mulch contractors. The necessary removal of trees also caused some secondary damage to the irrigation pipes.
- The need for committees and committee members was expressed by the Board. All committees were reviewed and some homeowners expressed a desire to participate. Of particular need for volunteers is the landscaping committee.
- The annual neighborhood Christmas party was discussed. 1 home has already volunteered to host. It was announced again that a stipend has been approved by the board for refreshments and house-keeping for the host homes.

The Election of Board Members:

The following homeowners were nominated to a vacant position for the board of directors:

- Molly Anderson, 1249 N. Blount
- Jay Sell, 1178 Haynes
- Patti Merz, 1208 Harp
- Marty Aaron, 1205 N. Blount.

Ballots were distributed to all homeowners present. Members could vote for three out of four nominees. All proxies were accounted for.

The individuals who received the top 3 votes, and have been elected as the newest members to the Board of Directors, are:

- *Jay Sell
- *Patti Merz
- *Marty Aaron

Immediately following the vote confirming the new board members, the Annual Meeting was adjourned.

Following the annual meeting, the 2019 Board of Directors held a meeting to determine the officer positions for the 2019 board, which are as follows:

Marty Aaron – President
 Katy Dolata – Vice President
 Hunt Willis – Member at Large

Patti Merz – Secretary
Jay Sell - Treasurer

2019 Board Members List is as Follows:

Hunt Willis – Member at large – hw47342@gmail.com– 919-896-1793-7659
Patti Merz – Secretary – patti.merz@gmail.com – 919-434-3707
Marty Aaron – President – martylaaron@gmail.com - 919-523-1116
Katy Dolata – Vice President – cdolata@gmail.com - 919-696-0004
Jay Sell – Treasurer – jaytsell@gmail.com - 919-475-7669

Prepared by Hunt Willis