

Draft
MINUTES
Of The Board of Directors Meeting
The Village of Pilot Mill Homeowners Association
November 15, 2016

The Board of Directors of the Village of Pilot Mill Homeowners Association met for its annual meeting on November 15, 2016 at the Halifax Community Center.

Directors present were: Marty Aaron, Molly Anderson, Jim Coleman, Brandon Harrell and Peyton Maynard. Biff Eller from Kohn Ell was also present.

A quorum having been determined, the meeting was called to order at 7:05 pm by President Marty Aaron.

Special Business

- **2015 Annual Meeting Minutes:** Marty reviewed the 2015 Annual Meeting Minutes and they were verbally approved
- **Sergeant Marx - Raleigh Police Department**
 - Discussed current crime statistics. They are down from last year
 - Reminded residents to lock cars and keep an eye out for one another
 - Call 911 if you see any suspicious activity

Review of Current State of Pilot Mill Community

- Fiber has been installed by AT&T. Damage of \$3,300 was done during the installation. Brandon Harrell is working to recover the funds from AT&T.
- Prices of homes in the neighborhood are on the rise.
- Landscaping
 - Overgrown trees and shrubs were discussed. What can we do to encourage homeowners to better maintain bushes and trees better.
 - Concern was brought up of trees growing into the power lines. Duke Power handles that, not the HOA.
 - Higher quality mulch was used this year. Feedback was positive and we will continue to use the higher quality mulch going forward.

Delinquent Account Update

- One home that was delinquent sold
- One home is currently delinquent \$4,700, a lien has been placed on the home. Discussion of not mulching or irrigation delinquent homes was discussed. It actually penalized the neighbors of said homes.

Biff Eller - Review and Ratify Budget

- We are contributing \$900 yearly to reserve account
- Irrigation controllers need to be replaced
- Trees still need to be replaced
- Pothole and alley repairs were done this year

Committee Reports

- **Architectural Committee**

Page Povolny reported that there was nothing unusual in the architecture area. Please remember to fill out the architectural request form before modifying the exterior of your home or yard.

- **Community Watch Committee**

Hope Ethington reported that it is important to meet the people in our community.

- Develop a circle of trust in the neighborhood
- Walk or run through the neighborhood
- Don't be afraid to call 911 if you see something suspicious.

- **Landscaping Committee**

John Kleckner discussed the history of the neighborhood trees and gloomy scale.

- We will replace the diseased trees with the largest trees possible
- Weeds this summer were bad. Is Fetsko supposed to handle weed control or is it up to each homeowner.
- A resident at 1220 N. Blunt complained that Fetsko does not seem to be moving the common areas in the alleys.
- There have been complaints about the trees on the back alley of N. Blount (that backs up to Mordecai)

- **Social Committee**

Mark Jenkins reported that we have a new social committee.

- The recent porch patio tour was a success
- The VAPM Holiday Party is scheduled for December 10th.
- Be sure to join the Facebook page to see what's going on in the neighborhood.

Board Elections

- Marty reported that three board seats are up for election. Four nominees were introduced. They were Chris Povolny, Gary Vinson, Christy Henry and David Hodl.
- Elections were held and the newly elected board members are Chris Povolny, Christy Henry and David Hodl.

Adjournment

- There being no further business to discuss, the meeting was adjourned at approximately 8:30p.m.

The Annual HOA meeting was followed by a Board of Directors meeting to elect new officers. They are:

President: Brandon Harrell
Vice President: Molly Anderson
Treasurer: David Hodl
Secretary: Chris Povolny
Member-at-large: Christy Henry

Prepared by Molly Anderson