

Draft
MINUTES
Annual Membership Meeting
The Village of Pilot Mill Homeowners Association
November 6, 2017

The members (owners) of the Village of Pilot Mill Homeowners Association met for its annual meeting on November 6, 2017 at the Halifax Community Center.

Board of Directors present were: Brandon Harrell, Molly Anderson, David Hodl, Christy Henry and Chris Povolny. Biff Eller from Kohn Ell was also present.

A quorum of homeowners was represented by members being there in person, or represented by proxy, and meeting was called to order at 7:05 pm by President Brandon Harrell.

Special Business

- **2016 Annual Meeting Minutes:** Brandon reviewed the 2016 Annual Meeting Minutes and they were verbally approved

- **Sergeant Marx - Raleigh Police Department**
 - Sergeant Marx was not able to attend because of the change in date of the meeting.
 - Auto timers on lights, Use of the ring door bell, cameras
 - Call 911 if you see any suspicious activity

Review of Current State of Pilot Mill Community

- 2017 continued to see the addition of more solar panels, gutters and many homes were painted. Reminder: all of the above require formal Architectural Committee review and approval.

- Overgrown trees and shrubs
 - There are many trees and shrubs that are outgrowing or have outgrown their original placement dating back 10+ years. Please ensure your landscaping is not growing into or onto your home, your neighbor's home or yard or covering up street lighting.
 - The Board will be more vigilant about sending letters to homeowners that need to address landscape issues.

- Irrigation Repairs continue to rise. As the irrigation system gets older, this is something we're going to need to keep in mind. We're need to continue to review the system to determine if there are areas that can be permanently disabled to help save on future costs.

Speeding:

- Petition was signed by over 75% of the community and returned to City of Raleigh. Petition requests that Haynes, Harp and N. Blount speed limited be reduced from 35MPH to 25MPH. This petition will be presented to the City council either at the Nov. or Dec. meeting, at which point we will be notified of their decision. Hopefully we will have new speed limit signs by early next year.

- New 7.5MPH Speed Limit signs were installed in the alley ways on Oct. 28. The Raleigh City Advisory Council (CAC) is going to reimburse us \$250 for the cost of these signs.
- Per the Mailer that was sent out in Aug., this is the first phase of traffic calming in the community. We have chosen not to install speed bumps and will do our best to calm traffic without them. If speeding does not get better, Speed Bumps may be revisited in the future.
- Member comments:
 - Knowles Parker asked about having speed bumps along N. Blount Street. This would require more petitioning and studies with the City of Raleigh.
 - Linda DeGrand: brought up the concerns of the shrubs and landscape material around the surface parking lot at the corner of Cedar, Harp and Haynes
 - Irrigation system issues at the end of Harp street in the alley by the path
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Delinquent Account Update

No Delinquent Accounts!

Biff Eller - Review and Ratify Budget

- Reserve fund update:
 - Street tree replacements
 - Alleyway paving
 - We are slightly ahead of funding the reserve account
- **Landscaping Committee**
John Kleckner discussed the history of the neighborhood trees and gloomy scale.
 - Budget moneys
 - Tree replacements (Cherries and other street trees)
 - Approval for the removal of the dead Cherry trees
 - Bartlett tree service for treatment of Gloomy Scale.
 - Cherry tree replacements
 - Budget for 2 replacements
 - Other 3 will be discussed depending on cash flow at the end of the year
 - The maturity level of the new replacement trees will vary as new ones are being installed.

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.

- Spotcrime.com
- Make everyone signs up for the list serve and follow on Facebook
- Need any volunteers
- Use timers to have the lights
- Walk the streets. Report anything unusual
- Look in to the legality of renting of the bonus rooms throughout.

- **Social Committee**

Mark Jenkins reported that we have a new social committee.

- Look at out for patio tours and get togethers
- The VAPM Holiday Party is not scheduled at this time
- Be sure to join the Facebook page to see what's going on in the neighborhood.
 - Facebook Page: The Village at Pilot Mill
- Community Website: www.Pilotmillonline.com
- Google Group Emails: contact Marty Aaron if you need to update your info or be added
- Next Door: see the bigger neighborhood picture when you join Mordecai ND
- Happy Hour Progressive Courtyard Party, Saturday, November 11, 2017, 5:00 – 8:00 pm
 - Molly Lyons from 5:00 - 6:30 PM at 1217 North Blount Street
 - Carson Walburn from 6:30 - 8:00 PM at 1116 Harp Street

Board Elections

- Brandon reported that two board seats are up for election. Two nominees were introduced. They were Katy Dolata (1169 N. Blount) Hunt Willis (1225 N. Blount).
- Elections were held and the newly elected board members are Katy Dolata and Hunt Willis.
 - Hunt Willis
 - Hw47342@gmail.com
 - Katy Dolata:
 - cdolata@gmail.com

New business:

- The Powerhouse Church is being sold and will be moving. It will be made into office.

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: David Hodl
Vice President: Chris Povolny
Treasurer: Katy Dolata
Secretary: Hunt Willis
Member-at-large: Christy Henry

Prepared by Chris Povolny