

Banks Pointe Board Meeting

May 13, 2013

1. Call to order- 7:37 pm Quorum Established
2. Members Present- Jeff Zimmers, Mickey Curry, Sarah Baumgardner, Mitchel Krause, Dana O'Donnell
 - a. Guest- Jonathan Stone- CAS
3. Approval of Minutes
 - a. Motion- Dana O'Donnell
 - b. Second- Sarah Baumgardner with changes
 - i. Change "so" to "no signs of chickens"
 - ii. Change ARC to ACC
 - iii. Change approval to "Henry Jones for recommendations"
4. President's Report
 - a. Community has to be more prepared. Board needs to be proactive.
 - b. Happy to see neighborhood come together at pool for pool opening. Good event for the community.
5. Financial Report
 - a. Phone bill is growing again. Need to investigate.
 - i. Action: Jon to call AT&T to investigate means to reduce charges.
 - b. Minimum charge \$17 @ irrigation up front even when not in use
 - i. Solution: call plumber to get estimate on cost to put both lines together and use 1 meter.
 - ii. Action: Jon will get names of plumbers for Sarah.
 - c. Aged owner Balances
 - i. Looks good- only 1 at over 90 days. CAS has heard from all owners except 2.
 1. Action: CAS to follow up to collect
 - d. Mitchel Krause had a question about negative balance in Income/Expense Statement
 - i. Sarah Baumgardner responded
 1. Due to estimates not prorated
6. Management Report
 - a. Violation Log
 - i. Jon drives through community once/month. How do we improve consistency?
 1. Jon to report to Board Members all violations before letter
 2. Board Members can also report
 3. Jon will verify when homeowner reports
 - ii. Report from drive thru on May 13, 2013
 1. **** Banks Stone- weeds in beds- grass around fence
 2. **** Sorrell Brothers- tall grass
 3. **** Banks Stone weeds on edges and around house
 4. **** Banks Stone- tall grass
 - a. Action: Jon to send letter to entire community to make the community aware if grass and lots are not maintained, a violation will be forthcoming.
 - b. Jon made Board aware, if problem is consistent, letters stand up in court. Verbal warnings do not.

- b. ACC Request update
 - i. All have been sent to ACC for approval- 2 are still pending others have been approved.
- 7. Old Business
 - a. ACC Standards complete and sent to homeowners. New standards become effective May 15, 2013.
 - b. Community Day- Board has decided to continue to delay pending resolution of pool ownership.
- 8. New Business
 - a. Meeting with Henry Jones (Mickey Curry, Mitchel Krause)
 - i. Update on foreclosure
 - ii. Insurance
 - iii. Moratorium on Permits
 - iv. Roads and Bonds
 - v. Stop Signs
 - 1. ***see attachment for entire update from Henry Jones and Jeff Goebel
 - b. Roads
 - 1. Board to get estimate to repair roads.
 - a. **Action:** Gather punch list from Phase 1, 2 & 3. Dana O'Donnell to contact Frances Bisby for her assistance on information for Phase 3.
 - c. Pool Concerns
 - i. Pool opened late for first day, Pool Professionals has not addressed lighting issue and replaced bulbs. Baby Pool was closed for the first weekend- why?
 - 1. Action: Jon Stone to contact Pool Professionals for answers.
 - d. Contract Bids for 2014
 - i. Pool
 - 1. Pool Professionals- \$10,506.00
 - 2. Tag Pools- \$9800.00
 - 3. Still Water- \$13,327.50
 - 4. AMG- \$13,000.00
 - a. Action: Jon Stone to receive references from Tag Pools so Board Members can follow up and possibly vote on a change of pool management for 2014.
 - ii. Landscaping
 - 1. Fontaine- \$16,884.00
 - 2. Bland- \$23,940.00
 - 3. Yardnique- \$16,200.00
 - 4. Carolina Green- \$19,029.00
 - a. Action: Board has decided to continue contract with Fontaine Landscaping. Board was happy to see Fontaine fell in line with other proposals. All agree, Fontaine is fair and has a vested interest in community.
 - e. Problems with community vandals
 - i. Dana O'Donnell spoke with Brock's Sanitation. Brock has agreed to install cameras at 3 locations in neighborhood to try and capture pictures of car.
 - 1. Bennett- 4145 Banks Stone
 - 2. Fuquay- 3328 Cotton
 - 3. Briska- 3313 Cotton

- a. Action: Talk to neighbors who may be in line of camera. They could have issues with pictures being taken of their property
- b. Already spoken to homeowners where cameras will be placed. They are all fine with cameras on their property.

9. Open Forum

- i. Thanks to Jon Stone for the wonderful job he is doing in our community. Reliable and dependable, we truly applaud his efforts.

10. Adjournment: 9:34 pm

- i. Motion: Dana O'Donnell
- ii. Second: Mitchel Krause