

Hall's Creek North
Sections I and IIA HOA

Board of Directors Meeting

Meeting Date: Thursday, December 5, 2013

Meeting Time: 7:00 p.m.

Meeting Location: 905 Morganser Dr.

ATTENDANCE

NAME	TITLE	PRESENT
Frank Alexander	President	Y
Tom Cariker	Vice-President	Y
Michelle McLeod	Secretary	Y
Mary Maloney	Treasurer	Y

1 PURPOSE

- Regular Monthly Board Meeting

2 CALL TO ORDER

- 7:00 p.m.

Special Guest: Jenn Tate – Newsletter Editor

- Ms. Tate agreed to become the new Editor of our HOA Newsletter. She will work closely with the Board and other volunteers to gather information for this quarterly project.

3 OLD BUSINESS

- **Motion by Maloney/Cariker** to approve minutes from regular monthly Board of Directors meeting held 10/29/13 was unanimously approved.
- Vice-President Cariker reported on the necessity to maintain the storm water runoff system throughout the neighborhood. He will create a letter to inform homeowners of the responsibility we have to maintain these areas. VP Cariker and President Alexander will perform an initial inspection to make certain these swales are clear and show no signs of erosion.

4 NEW BUSINESS

- Treasurer Maloney provided a current bank account statement and will create a financial spreadsheet for future reference. All HOA dues are current.
Motion by McLeod/Cariker to accept the financial report as written was unanimously approved.
- Secretary McLeod provided a list of concerns regarding the HOA Declaration and Bylaws to assure our documents are updated and consistent with NC Statute.
- President Alexander addressed the Review Process required by the Architectural Committee. Vice-President Cariker will explain this process and its requirements in a letter to the homeowners.

5 NEXT MEETING

- The next Board of Directors meeting will be scheduled for a date in February.

6 OTHER

- In an effort to create more interest in the Website Forums, we will ask our Webmaster, Rodney Armstrong, to generate a simplified "How To" letter to help owners sign in and create an account. Mr. Armstrong will also update the Architectural Committee contact information to Tom Cariker.
- Secretary McLeod will attempt to obtain current status on 909 MorganserDr.
- Treasurer Maloney stated concerns with rule violations:
221 Pigeon – Parking in the street.
224 Pigeon – Leaving trashcans out after pick-up.
President Alexander will send "reminder letters" to each.
- Treasurer Maloney suggested we look into a longer-lasting bulb for the entrance lights. Secretary McLeod will research this issue.

7 ADJOURNMENT

- **Cariker/Maloney motion** to adjourn meeting at 8:15 p.m. was unanimously approved.

Recorded by: Michelle McLeod, Secretary