

Minutes of the Meeting of the PLHOA Sunday, March 9, 2008

The meeting was called to order at 4:10 by President John Kempter. The meeting had originally been scheduled for March 2, 2008, but had been postponed due to illness of several members. All Board members were present, as were homeowners Karen LeClair and Dave Stark. The following minutes do not reflect a strict chronological account of the meeting, but do reflect the substance of the discussion and consideration of issues, and of decisions reached.

John made the first topic for discussion the sale of the Polks Landing Road lots, although the issue of the sale of the lots was brought up several times during the meeting in connection with the issue of commercial development near Polks Landing. The Board discussed an email message from Donna Reilly to Anna Maria that posed several questions about the sale of the lots (a copy of the email is attached to these minutes). In the discussion of Ms. Reilly's email and of the general issue of the sale of the lots, the following points were reached by consensus:

1. That Ms. Reilly's concerns were valid given the proximity of her home to the lots.
2. That although all Board members had not recently inspected the lots, John and Dave Meister planned to do so after the meeting. It was agreed that a personal inspection by all members was not crucial to the decision of whether or not to place them on the market.
3. That the Board previously had unanimously agreed to place the lots on the market.
4. That the impetus for selling the lots was to raise money for capital improvements in the neighborhood, principally renovation of the mail station, replacement of the mailboxes, and reconfiguration of the parking lot adjacent to the playground.
5. That if significant opposition developed to the sale of the lots, that would certainly be a reason to reconsider putting them on the market, but that homeowners needed to understand the neighborhood's capital improvement needs.
6. That the tentative price of \$40,000 per lot had been reached in discussions with realtor Don Basnight by the previous Board president and reflected the facts that commercial development would be prohibited and that the lots were not improved or developed in any way.
7. That recent testing showed that individually, the lots did not perc acceptably for residential development, but that if the two lots were sold together, they would perc satisfactorily. This fact made joint sale to one buyer virtually inevitable.
8. That any sale of the lots would bring them under the existing PLHOA covenants, and that the owner would be legally compelled to be an assessment-paying PLHOA member.

It was noted that Ms. Reilly was concerned with continued dumping of wood chips from the PLHOA brush pickups because they might obstruct the entrance to the lots. There was discussion that the mulch would undoubtedly be cleared by any purchaser. Ann agreed to respond to Ms. Reilly's email consistent with the conclusions reached in the discussion, and to generally handle communications with the neighborhood on the sale. It was agreed that we need to make greater use of the PLHOA website to keep the neighborhood up to date on the sale of the lots and other issues.

John noted that he understood that there was some interest by current PLHOA residents to buy the lots. He will contact realtor Don Basnight to discuss the price at which the lots will be put on the market, assuming that the Board carries through on its current intent to sell them.

Anna Marie presented the results of her research into the condition of the mailboxes. She noted that she had received recent email from a homeowner who had had trouble having a mailbox lock repaired, which is a recurring problem for residents. Repairs to individual mailboxes and to the swing out faces of the entire unit are difficult because current hardware is no longer manufactured. Anna Maria contacted a locksmith about sources for new hardware, and then did an internet search for roughly similar units. The range of prices was significant, from six hundred to several thousand dollars. There was discussion of purchasing a unit that had larger individual boxes to lessen reliance on the bottom bins.

John noted that the issue of the replacement of mailboxes was one aspect of the whole matter of renovating the mail station. He and Dave have done some initial work consistent with the decision in the last Board meeting to do the work on the mail station with volunteer labor rather than hiring a contractor at a price of well over \$2,000. In addition to painting and replacement of some wood, the roof needs to be shingled over. A resident who is an experienced contractor has volunteered to work on the reproofing, and to get materials at a wholesale rate. John presented a list of materials costs; a copy is attached to these minutes.

John also has contacted paving contractors to get estimates on paving a 50 x 55 foot area where the basketball goal is located, the plan being to remove the pavement from the rest of the current parking lot, which the most cost-effective way of addressing the deteriorating pavement at the edge of the embankment. The area from which the pavement is to be removed would be seeded, presumably improving the pooling of water on the grassy portion of the playground area. John said the average estimate for the repaving the 50 x 55 foot area was approximately \$7,000.

John noted that some of the playground equipment had deteriorated, but that he was going to repair the equipment himself, attempting to do so in a manner that would be resistant to future deterioration though normal use.

With regard to the issue of commercial development of the large tract on the northeast corner of US 15-501 and Lystra Church Road, and the large tract on the corner of US 15-501 and Polks Landing Road, the following were the consensus opinions and conclusions of the Board:

1. That the likely buyer/developers of these tracts had attempted to contact the Board through Russell Stott and that John had followed up and briefly discussed by telephone the general issue of development with Glenda Toppe, a representative of the likely buyer/developers. She expressed an eagerness to talk with the Board about plans for developing the tracts, stating that there may be opportunities for helping the neighborhood with capital improvements or for donating the wetland area at the end of Creeks Edge to PLHOA.

2. That John told Ms. Toppe that he would have discuss the possibility of a meeting with the entire Board before agreeing to meet, but that he would bring the matter up at the upcoming Board meeting.
3. That plans for developing these tracts seemed to be in flux, and that past plans for developing them had fallen through after apparent attempts to alter the plan to include a big box store on one of the tracts. Karen and Staples recalled that during the course of previous planning by developers, there had been a change in tone on the depth of commitments made during earlier planning phases.
4. That the Board unanimously agreed that any agreements or understanding with potential developers needed to be considered with extreme caution and very careful consideration, given the potential for development that could be disastrous for the quality of life in our neighborhood and consequently for the value of our residential real estate.
5. That ownership of wetlands at the end of Creeks Edge could entail unforeseen costs and liabilities, particularly since the area was adjacent to Briar Chapel. It was suggested that John consult with realtor Don Basnight on this point.
6. That the Board would meet with potential developers at a time and place agreed to by John, who would contact Ms. Toppe. The tentative meeting time would be the week of March 16. It was unanimously agreed that it would be more productive for the Board initially to meet with potential developers to get a sense of the intent of the developers and to gauge the extent to which they were concerned with safeguarding the quality of life for Polks Landing residents. It was also unanimously agreed that the Board should report the results of the meeting to all homeowners and arrange for a meeting at which homeowners could directly address the developers with their concerns. Karen stressed that it was extremely important that information be passed on to residents so everyone could have input into whatever decisions the Board might make. All Board members voiced agreement with this point.
7. Staples committed to obtaining relevant documents from the county planning department and distributing them before the meeting with the developers.

Ann Maria presented the Treasurer's report, which is attached to these minutes. She also noted that she has gotten good response from the volunteer interest form distributed with assessment notices. The Board unanimously voted to approved Anna Maria Ambrose and Ann Edwards as authorized signers of the PLHOA Prudential Money Market Account.

Anna Maria got a phone call or email from a homeowner on Polks Landing Road who wanted to fence the entire perimeter of his property. The Board consulted the covenants and noted that any such fencing would have to be approved by a committee appointed by the President. John said he would contact the homeowner for more information and to inform him of the requirement of the covenants. This matter will be placed on the agenda for the next Board meeting.

The homeowner's desire to fence his lot led to a discussion of the relationship between security and street lighting, an issue that another homeowner had broached with Anna Maria. It was agreed that the installation of more street lights was a location-specific issue, and that a balance between security and over-lighting must always be considered.

Anna Maria had received email from the President of the Chatham Homeowner's Association seeking information about establishing a website and contacts for brush pickup. Ann agreed to follow up with information for her. Anna Maria also received email from a homeowner concerned with misdelivery of mail. Ann will respond with a reminder that the Board has no control over this issue, and that misdelivered mail should be placed in the US Postal Service box at the mail station.

Anna Maria has come into a box of PL keys passed to her by previous officers of the Board. It was agreed that the keys should be placed in the mail station storage area.

Following up on a matter raised at the January meeting of the Board, Dave reported that he had contacted Coleman Collins, who does landscaping and maintenance of the PL common areas, to let him know that he could contact Dave with any concerns or needs for direction about what the Board required of him.

Dave volunteered to update a map of the neighborhood with current street addresses for posting on the website.

John brought up the matter of an Adopt a Highway program for all streets in the neighborhood, which could be more expansive than picking up trash. Such a program could address drainage problems at several points in the neighborhood by cleaning culverts, and could take on unusual problems, such as fallen trees. John noted that homeowners who had expressed an interest in volunteering for community projects could work on such an effort. It was acknowledged that there was a necessity for not assuming responsibility for homeowner's maintenance duties under the covenants and for restricting activity to unusual conditions. The possibility of homeowners' resentment of improvement activities was also acknowledged. Karen pointed out that this again was an issue for which communication between the Board and homeowners was important. The Board agreed that a good initial project might be the sweeping of gravel out of the roadway and back into drives.

There was a brief discussion of the color(s) in which the mail station should be repainted. The decision was committed to the discretion of John and Dave.

The meeting was adjourned at approximately 5:35. The next regular Board meeting will be May 4, 2008 at Staples' house, 109 Shalestone.