

Rachel's Landing Homeowner's Association
PO Box 241
Stokesdale, NC 27357

Homeowner's Association – Meeting Minutes
November 13, 2007; Stokesdale Town Hall

1. **Meeting called to order** at 7:05 pm by Marlene Kostryka, HOA President.
2. **Attendance:** Board of Directors(Marlene Kostryka, Nancy Pearson, Kristina Coon), J. Cudo, P. Kostyrka, R. Kufner, S. Engler, J. Sechrist, K. Pearson, D. & A. Killian, E. Coon, R. Carter, T. Miller.
3. **Meeting Overview:**
 - (a) Homeowners who received permission for fences, pools, additions, and sheds through BV Atkins Company are being grandfathered in to the current covenants. The item will be grandfathered until the item is changed. The current Board of Directors (Board) has a record on file of all items that are considered grandfathered. This is necessary because there is no documented proof of approval when BV Atkins Company transferred the HOA. Any changes after the establishment of the current HOA of January 1, 2007 must meet the current covenants.
 - (b) The current Board of Directors will act as the Architectural Committee. Please send all requests in writing to the PO Box.
 - (c) Any notices sent to homeowners are not intended to be received negatively, but addressed as a point of business and are not personal in nature.
4. **Covenant changes:**
 - (a) Any homeowner who would like a change made to a specific article in the covenants can put the suggested change with explanation for the reason in writing to the Board by February 1, 2008. The Board will then decide which potential changes will be put before homeowners on a ballot and voted on in March 2008. Any changes made will be effective January 2009.
5. **HOA Functions:**
 - (a) The Halloween parade and party was a great success. Marlene Kostryka made arrangements for the Stokesdale Fire Department to come out with their fire truck to the delight of kids of all ages attending.
 - (b) A spring barbecue is being planned. The Board encourages all homeowners to come out and meet and greet their neighbors. The Board will also make this an item to vote upon in March 2008 in order to approve the financial support of the HOA Funds. More information will be distributed as the planning is completed. Until a social committee is formed, the existing Rachel's Landing HOA Board will also act as the social committee.
 - (c) Any ideas for future events are welcomed and encouraged. Please submit suggestions to the PO Box.
6. **Terms of HOA Board:**
 - (a) 3 choices of Board terms were discussed: 3Yr, 5 yr, or until resignation. These choices will also be put out for homeowners vote in March 2008.

- (b) Topic of having an alternate member for the Board in the event of an unexpected departure or resignation was discussed. This would eliminate the need for an emergency ballot. The alternate would take the position until an election was held. In the March 2008 ballot, we will ask for any volunteers that would like to become the alternate.

7. **Landscaping:**

- (a) Landscaping for both entrances of Rachel's Landing is currently being done. Larry Gatewood is currently performing maintenance at the Fieldstream Drive entrance and Eric Coon is performing maintenance at the Grace Meadows entrance. We thank them for their generous gift of time and resources. Grace Meadow's entrance was improved recently with the planting of a tree and 2 shrubs at the request of homeowners in that section. The HOA paid for the tree and shrubs and Eric planted them.

8. **Website:**

- (a) Keith Pearson suggested a website for the development that would be able to be utilized for announcements and reference material such as copies of covenants. He also generously offered to manage the website. There would be a nominal cost of approximately \$50-\$60 per year to pay for the domain registration and website hosting/file storage via the website company. Communication to and from the Board would continue via the P.O. Box. This item will be discussed by the HOA Board of Directors for future vote.

9. **Speeds: At this Time the HOA Board will be looking into this for the Future.**

- (a) The Board is looking into whether BV Atkins requested that the state take over the roads when construction was completed. The purpose of the state having the roads would be for maintenance, repairs, snow and ice removal.
- (b) There was a proposal that speed bumps and/or children at play signs be installed. The Board will investigate this.
- (c) As an additional comment not discussed at the meeting: *All homeowners are reminded that there are small children at play in the neighborhood and slow speeds should be observed for the safety of all who live here.*

10. **Water Issues:**

- (a) Several homeowners have had complaints about the water quality. Please note that the Rachel's Landing HOA does not have any control or operating authority with the water company and any water issues should be taken directly to the water company. However, the Board has agreed to contact the water company on the homeowner's behalf and request an informal meeting regarding the water conditions. We will notify homeowners of their response.

You can reach the water company at:

NC Water Utility and Association
220 South Swing Road Suite 4
Greensboro, NC 27409
Tel: 336.299.6044

MEETING ADJOURNED AT 8:00PM

Ammended on 11/27/07 from original dated 11/20/07