

Rachel's Landing Homeowner's Association

Homeowner's Association – Meeting Minutes
November 18 2008; Stokesdale Christian Church

1. **Meeting called to order** at 7:05 pm by Marlene Kostyryka, HOA President.
2. **Attendance:** Board of Directors(Marlene Kostyryka, Nancy Pearson, Kristina Coon), and at least one representative of the following homeowner(s): Cudo, Kostyryka, Kuffner, Engler, Sechrist, Pearson, Killian, Coon, Carter, Miller (Sanchez), Hirko, Gatewood, Kellam, and Moore .
3. **New Business:**
 - (a) Nominating committee volunteers: floor open for 3 volunteers to count ballots at end of meeting. L. Gatewood, C. Kuffner, D. Killiam volunteered.
 - (b) Information was given to homeowners regarding decision to ask State of NC to take over roads. Brief overview of the process was given. L. Gatewood shared his experience with other developments regarding state takeover as not being positive. Unanimous vote by homeowners present to leave roads as they are and do repairs or emergency road cleanup as need arises due to constraints that the state places on regulations regarding same.
 - (c) Notification to homeowners that only letters of concern/or complaints that are signed with a homeowner name and address will be addressed. Follow up is sometimes necessary and the board is unable to respond if a letter is unsigned. A homeowner with a complaint against them will not be told who has lodged a complaint.
4. **Elections of Board Members Results are as follows:**

President: Marlene Kostyryka
Secretary: Kristine Carter
Treasurer: Kristina Coon

Marlene expressed Thanks to Nancy for her 2 years of service. She decided not to continue as she has started graduate school.
5. **HOA Functions:**
 - a) The Halloween parade and party was a great success.
 - b) A spring barbecue is being planned. The Board encourages all homeowners to come out and meet and greet their neighbors.
 - c) Any ideas for future events are welcomed and encouraged. Please submit suggestions to P.O. Box
6. **Budget**
 - (a) Decrease in annual fees down to \$135 voted on by board members with hopes that it can be further decreased next year
 - (b) Budget approved by homeowners present with no opposition
7. **Open Forum**
 - (a) L. Hirko asked if HOA could have an email address for correspondences instead of only using PO Box. Board to address this at next meeting
 - (b) K. Pearson offered again this year to manage an HOA website at no cost to the HOA for his services. For approximately \$2/month(payable to the web company), the HOA could have a website. Potential to have copies of covenants, announcements etc. posted for all homeowners access. Board will discuss at next meeting.
 - (c) A new filter is to be installed by the water company in the next few months. Homeowners are encouraged to call the water company with any complaints or problems.