



Meeting Minutes  
April 23, 2015  
Location: Stokesdale United Methodist Church @7pm

**Opening:** Meeting was called to order @ 7:00 pm, by Doug Killian

**Attendance:** Doug Killian, Jeff Sehrst, Keith Pearson, Laura Hirko, Jennifer Finch, Dwayne Hodges, Nick Johnson, Rich & Maureen Wolff, Larry Gatewood, Meigan Parrish, Joe Kellam, Howard Coon, John Cudo

<b>TOPIC</b>	<b>DISCUSSION</b>	<b>FOLLOW-UP</b>
DUES - 5% INCREASE	Currently, dues are \$148.75... by member vote, this is being increased 5% to \$156.19... this amount is due by June 15, 2015. After this time, according to the Covenants and By-Laws, interest will accrue at a rate of 8% until paid.	Members
ROAD MAINTENANCE	In recognizing that this is an ongoing issue, a path forward was discussed. An idea suggested by one of the members was looking into see if there are any state grants to assist small HOA's with road issues. The board will be looking into obtaining grants for this purpose. The members determined that if this was not an option, we would meet again in August to determine our next step which may, by necessity, include a dues increase, something we all are hoping to avoid.	HOA Board
PROPERTY MANAGEMENT COMPANY	The Board began looking into the cost of obtaining these services as the current board cannot, nor should not, remain in their capacity in perpetuity and we hadn't up to that point had any volunteers to take over the positions. The cost to homeowners to utilize this option would exceed our current annual dues per household, so it was agree that this was not a realistic option. One or two members stepped forward to express an interest in taking over one of the positions. We want to encourage everyone to consider one of the positions and let us know...	Members
EQUAL APPLICATION OF HOA CC&R RULES	It was agreed that we are all neighbors and everyone knows what the covenants say regarding the rules of our HOA. To that end, we ask that everyone follow the rules as laid out in the covenants so that	Members

"policing" the neighborhood or fielding complaints from fellow neighbors is not necessary. That said, we are a community, and everyone needs to be treated fairly and covenants applied equally to all. If you do not have a copy of them, they are available on our website under "Forms and Documents" at...

**[www.rachelslanding.com](http://www.rachelslanding.com)**

EMAIL	Members who attended the meeting shared their email to be able to receive notifications via email (i.e. - meeting reminders, notifications, etc.). We encourage everyone to provide at least one email address per household. You can send any of the board members an email listed at the end of the letter with your email address. All email addresses provided are for HOA purposes only and will remain confidential to our community	Members
HOMEOWNER	Lastly, if your letter was addressed to " <b>HOMEOWNER</b> ", please email your current contact information for your address to - <b><a href="mailto:secretary@rachelslanding.com">secretary@rachelslanding.com</a></b> - as we are updating records.	Members
PAST DUES	Members who have outstanding past dues will continue to be notified until dues are paid.	HOA Board