

HWPOA Board Meeting Minutes

May 5, 2008

New Business

1. Sue Spicer approached Allie Wisnom on May 5th, prior to the meeting with the following complaints:

- Ken Ruehl may have been cutting down a large live tree without permission from the Board.
- Ken Ruehl seems to have someone living above his garage, possibly in violation of the county building permit for that structure.
- Neighbors complain of loud music from that site.
- Speeding on Huntwood Drive has increased.

These issues were discussed and the following recommendations were decided upon:

- Mark Elert will approach Mr. Ruehl to investigate the tree cutting complaint and determine if there was a violation of the covenants.
- Mark Elert will review the covenants to determine if there is any HWPOA concern with a living space in the garage. Any County permit violation is an issue between Mr. Ruehl and the County.
- The Board recommends that any neighbor with a noise complaint address the issue directly with the offender first. If that method is not successful, the neighbor may ask the police department for noise metering and they may issue a citation.
- The Board will request a police patrol, especially during after school hours, as other members have noticed a problem at that time of day.

2. Several people in the neighborhood have reported hearing gunshots recently. The Board discussed investigating the county regulations and reviewing the covenants regarding hunting/firearm discharge in the area.

Status of Delinquent Dues/ Property Lien

All outstanding dues have been paid. There is no longer a need to file a lien against the property owner of 2013 Huntcliff Dr. The property has changed hands. Susan Jurow, Treasurer, is concerned because she was not contacted by a real estate agent to determine the status of the dues, as is believed to be common procedure. She may contact the real estate agent involved. She will send a letter to the homeowner acknowledging receipt of the outstanding dues and clearing the account through 2007. She will also contact the real estate agent for the new owner to make sure the remaining dues for 2008 are collected.

County Trash Service

Two members, D'Ana Johnson and Jean Logan, resigned just prior to this meeting, citing differences regarding the way the county trash issue was handled. Discussion ensued regarding the procedure for replacing them and the desire to do so quickly, since two more members' terms will expire in September. Possible candidates will be researched and presented at the next meeting.

Allie Wisnom reported that the trash petitions were sent to the county agency on April 15th. The county representative replied with a letter on April 28th acknowledging receipt of the petitions and outlining the services and schedule. A copy of this letter will be provided to each homeowner, along with a letter from the president on or about May 15th, 2008. The county will also provide a recycling bin and service brochure to each household not later than June 30th.

Members discussed the possibility of Delta discontinuing service prior to the end of their contract out of spite. Allie Wisnom will contact the county representative to see how flexible the county start date can be in that case.

The Board reiterated its intent to review the homeowners' satisfaction with the county service in one year, and to summarize the selection/petition process and debates so that future members may have reference material.

Mark Elert will notify Delta of our intent to discontinue service, and he will send a letter to Bladen residents informing them of our decision.

Gazebo Roof / Landscaping

The gazebo roof replacement is nearly complete. Jean Dalton requested and was granted \$300 on behalf of the landscaping committee for the purpose of replacing a tree that was removed on the west side of the entrance. The landscaping committee is also researching the maintenance contract to determine if the maintenance company is fulfilling their obligation to provide seasonal plants.

The meeting was adjourned at 8:50pm.