

Holly Glen Homeowners Association, Inc.
Board of Directors Meeting Minutes
January 27, 2011

Board Members Present: Harrison Murfee, Patrice Alexander, Cheri Lee, Celeste Paterek, Bob Blake and William Gross

Board Members Absent: Thomas Poulk

Management Present: Kelly Decker (Talis Management)

Call to Order: The meeting was called to order at 6:09 and quorum was established. *Patrice motioned to approve the minutes, as amended, from the 11/4/10 and 12/14/10 meetings. Harrison seconded the motion, all approved, and the motion passed.*

Due Process Hearings/Appeals

Committee Reports

Community Watch: No report given. It was discussed that they are trying to recruit additional members.

Communications: No committee report, but Kim had sent a request to the board that copies of the newsletter, activity updates and community watch reports be sent to her so that she may keep the website updated.

Newsletter: The next newsletter will come out the first week of April so the deadline for submitting material will be April 1st.

Pools and Recreation: At this time everything is fine.

Grounds and Beautification: None

Social Committee: Diane and Jill presented the report. Last year's events were well attended and they came in just under budget. They will get pricing information together for the purchase of a popcorn machine and projector. The board did not indicate a problem with the upcoming schedule of activities. The event requests were approved. They will also research permanent signs. Finally, the committee indicated that in the future they will buy trash bags for the clubhouse

Architectural Committee: Seven applications were received in November and all were approved. In December, two applications were received. One was approved and the other was not approved until January. The board agreed that all approvals should be subject to a one year limitation. It was decided that the guidelines would be officially altered and a sentence added to the application.

Treasurers Report

There is \$34,000 in the operating account and \$68,000 in the reserves.

Management Report

• **Reserve Study Update:**

- *Bob motioned to approve the proposal to update the reserve study by Reserve Advisors for \$2,800. Patrice seconded the motion, all approved and the motion passed.*

- **Fountain Proposals:**
 - Tabled at this time. Harrison will research this further.
- **Shutters:**
 - In the future, Kelly will have one letter, with altered wording referring to the warrant, sent to the homeowner. If no action appears to have been taken management will check back after 4-5 months.
- **Resolution regarding guidelines residential use requirements:**
 - The board declined to adopt the resolution.
- **Boats and Trailers Located Behind Fences:**
 - The board decided not to alter the current policy. As long as these items are located in the backyard behind fencing no action should be taken.
- **Common Area Near Evergreen View:**
 - Issue tabled until further action is taken by the town.
- **Pool Reserves to Operating Account:**
 - *Bob motioned to move the pool reserves to the operating account. Celeste seconded the motion, all agreed and the motion passed.*
- **Receiver Purchase for Clubhouse:**
 - Issue tabled until it can be determined if the current receiver is not working.
- **Grills/Picnic Table Purchase and Installation:**
 - *William motioned to approve the proposal for the purchase and installation of two grills and two picnic tables and anchoring all new and current grills and tables, as long as the final cost does not exceed \$1200. Patrice seconded the motion and all but Bob agreed and the motion passed.*
- **ARC Guideline Amendment regarding one year to complete construction:**
 - There was discussion whether the one year completion was included in the ARC Guidelines or the application.
 - *By motion of Harrison and second by Patrice, it was agreed to implement and add to both the ARC Guidelines and the application that construction needed to be complete within one year of the application approval. The motion was seconded and passed.*

New Business

- **Pool Pump:**
 - Kelly will notify Carolina Pool Builders that the pump is not working and should be under warranty. Kelly will also contact CPM to get their maintenance schedule in order to verify that they are fulfilling their contract. She will also see if they will pay for some of the replacement pump in case the servicing played a part of its failure.
- **Informational:**
 - William's daughter, Ally, will check the clubhouse after each rental with one of

her parents present.

- Cheri requested that the other members keep their eyes open for another fridge for the clubhouse.
- William Gross will be leaving the board, he will not be seeking re-election.

Adjournment: The meeting was adjourned at 8:30.