

Anderson Pointe Townhomes HOA Meeting
2-7-2011
Meeting Minutes

Meeting was called to order at 6:06 with 2/3 board members present, quorum was established. There were 4 homeowners present to participate in the homeowners forum:

- Homeowners had concerns about pine straw under the fences.
 - Directors explained the fence style was discontinued and this was a temporary fix until a permanent solution can be made
 - Potential solutions are keeping pine straw, replacing with mulch, or removing fences all together
 - The Board decided to table this issue until next meeting
- Empty parking lot north of Neuse View Drive has been an issue
 - Homeowners are concerned about security in this area
- Garbage around dumpsters
 - Garbage is picked up twice a week
 - Adding another dumpster cannot happen until PCS finishes the community
- Finishing parking lot
 - Final pour will occur when PCS finishes community
- Homeowners expressed an interest in a community get-together. Will need to brainstorm ideas

Motion to approve the minutes from previous meeting was made and seconded.

Termite inspections were discussed. Kil-Mor offers termite inspections for every unit at a cost of \$25/home/year. Damage warranty up to \$25,000 is included in price. A motion was made to approve Kil-Mor as the termite inspectors and the motion was seconded and approved.

The transition list was reviewed:

- PCS is required to install an entrance monument
- Sound barrier for highway was discussed
 - Board would like to see estimates of adding a barrier of white pine, Cyprus, and/or arbor vitae trees
- Security gates
 - Due to security issues (see HO forum above) the option of installing security gates was discussed.
 - The estimate for security gates came to \$26,000. A motion to approve the installation of the gates was made and seconded.
- Gutter cleaning...this issue was tabled until next meeting

New Business

- The Board reviewed the proposed 2012 budget
- Handicap ramp and parking was discussed
- A homeowner in 311 Gilman is requesting a light installed. Board decided to check out the lighting issue and report back
- Broken PVC pipe has been reported on Neuse View Drive.

Board reviewed Age Owned Balances

Having no other business the meeting was adjourned at 8:12