

CORNWALLIS HILLS PROPERTY OWNERS ASSOCIATION
REGULAR MEETING MINUTES
January 5, 2017
Holiday Inn Express

Board Members Present: David Scanga, Kevin, Mintz, Ben Fisher, and Robb English

Board Members Absent: George Higgins, Annette Shambley, and Michael Senger

Property Manager: Al Soulier

Guests: Kimberly Deweese, Lori Scanga, Andrew Beisemeier, Ed Zimmer, and Carrie Yeargan

Meeting called to order at 7:06pm and a quorum was confirmed.

I. Review and approval of December 2016 minutes: Discussion about deleting item "J" the December minutes and to add vote counts to the December minutes. **RE moved to accept DEC16 minutes with changes and DS seconded; DEC16 minutes Approved.**

II. Public Comment session: Andrew Beisemeier resides at 2606 Brick Hearth and rents the property from Ed Zimmer. Andrew explained his situation and his reasons for requesting a variance from the board to park his enclosed trailer in the driveway at 2606

Brick Hearth up to 3 nights per month, with the agreement that the trailer will be removed By 10:00am the following morning. The Board agreed to discuss variance request and Reply back to Andrew and Ed. The Board directed the Property Manager to contact Steve Anderson out of courtesy and inform Steve that the Board is considering this request for a variance and allow him the opportunity to provide any additional feedback to the Board.

III. Old Business -

A. Tree policy revision: Revision discussion tabled until FEB 2 meeting.

B. Signs for the parking Pad: Board discussed need for parking pad signs. **DS motioned to approve purchase and print new signs, KM seconded; purchase and printing of signs approved.**

C. Holly tree trimming for front entrance: Board continued discussion regarding the contracted landscaper's lack of trimming the hollies at the entrance. The board Instructed Al Soulier to communicate to the Corey Yarborough that it is the Board's expectation that Corey trim the hollies at the entrance before spring as stated in his contract at no additional cost.

D. What to do with the old Little Free Library post: Board discussed Suzy Zarzar's past offer to donate a birdhouse to place on top of the old post. Robb said he'd follow up with

Suzy regarding her offer and report back to the Board.

IV. New Business -

- A. Appointment of officers:** Board discussed possible slate of officers. **RE motioned to elect David as President, George as Vice-president and Robb as Secretary, ?? seconded; motion approved.**

- B. Planning for Town's stormwater meeting on January 9th:** Board discussed interest to make a presentation to the Town Board regarding stormwater runoff issues in Cornwallis Hills. Al will put together a presentation outlining concerns and pictures from various area in the neighborhood.

- C. Appoint Kimberly Deweese to AC committee:** Kimberly Deweese expressed an Interest to serve on the AC committee. **DS motioned to appoint Kimberly to the AC committee, ?? seconded; motion approved.**

V. Committee reports -

- A. Architectural Committee:** Nothing to report.

 - B. Communications Committee:** Nothing to report.

 - C. Finance Committee:** See Property Manager's report.

 - D. Property Manager's Report:** Preliminary figures for end of year accounting show Approximately \$7,000 surplus in the operational account. Two property owners still owe Significant amounts of money. The property manager continues to receive 2017 assessments. Thanks to Michael, Dave, Kevin, George, Annette, and Kimberly, who participate in "Stuff and Fluff" on December 18. Need to decide what to about Battlefield Fence? Discussed whether Board wanted to host Spring Fling, there appears to be interest in hosting Spring Fling from the Board, more discussion and planning to follow at FEB 3 meeting. Collins Ridge development will be presenting their development plans to the Town Board on January 19, at 7:00pm at the Whitted Building, 300 Tryon St.
- VI. Adjournment: DS motioned to adjourn at 9:06pm, RE seconded; motioned Approved.**

**** Next meeting is Thursday, February 2, 2017 at 7:00pm at the Holiday Inn Express.**