

CORNWALLIS HILLS PROPERTY OWNERS ASSOCIATION
REGULAR MEETING MINUTES
March 2, 2017
Holiday Inn Express

Board Members Present: David Scanga, Kevin Mintz, Ben Fisher, George Higgins, Michael Senger, Paul Lowe, and Robb English

Property Manager: Al Soulier

Guests: Lori Scanga, Bill Evans, Gayne Chambless, and Ron Holmes.

Meeting called to order at 7:08pm and quorum was confirmed.

- I. **Approval of the February minutes:** Discussion about minor edits to February minutes, **MS moved to approve minutes with edits, KM seconded, FEB17 minutes Approved.**

- II. **Fill vacancy from Annette Shambley:** Al and David informed the board that Paul Lowe was interested in filling the vacant board seat. Brief discussion, **MS motioned to have Paul Lowe fill vacant seat, DS seconded, motioned approved.** Paul is able to fill seat immediately, stayed and participated for the duration of the meeting.

- III. **Closed session meeting:** Board met in closed session, listened to concern brought by a resident and discussed concern.

- IV. **Open session:**
 - A. **Garden Discussion:** A resident brought a complaint to the board regarding another residents property, specifically the number and condition of raised beds in the front yard. The board discussed the concern and agreed to ask the two residents to get together to have an open and honest discussion of the issue.
 - B. **Cars Parking in unapproved areas:** Gayane mentioned that there are still some residents that are in violation of parking in unapproved areas of their property. The board authorized the property manager to proceed with violation notices to the property owners and tenants if properties are rental properties.

- V. **Old Business:**
 - A. **Tree policy:** Discussion continued about potential revisions, no action taken.
 - B. **Water run off issues:** Member suggested inviting Ken Hines from the Town's Storm Water Division to a board meeting to discuss our issue with the whole board, no action taken.
 - C. **Communications Committee:** No Report.
 - D. **Maintenance and Improvements. Action on landscaper contract:** Discussion about our current contract with landscaper, issues with service and submitting accurate

records in a timely manner. Kevin agreed to begin working with landscape committee to research options for improvement. Kevin requested approval from the board to remove an invasive vine from his property. **RE** motioned to allow Kevin to remove invasive species, **BF seconded, motion approved.**

E. Miscellaneous: Gayane reported on Buddy Parker's (HPD) interest in CHPOA participation in a community survey, discussion followed. Resolution presented regarding "peace and security" of ALL residents. **DS motioned to approve resolution, PL seconded, motion approved.**

VI. Adjournment: Meeting Adjourned at 9:10pm

ADDENDUM

**Resolution of the Board of Directors of the
Cornwallis Hills Home Owners Association**

1. The Board has been informed that neighbors in Cornwallis Hills are concerned about the peace and security of the neighborhood.
2. The Board is mindful that any threat to the peace and security of one resident or guest in Cornwallis Hills is a threat to the peace and security of all residents and guests and therefore should be discouraged.

Therefore, It Is Resolved by the Board of Directors of the Cornwallis Hills Home Owners Association (hereinafter the "Board") that:

- A. The Board condemns all acts, whether physical or verbal, that threaten the peace and security of all residents and guests of Cornwallis Hills, or constitute an affront to or a violation of the standards of civility that all residents would like to maintain in the Cornwallis Hills neighborhood;
- B. Cornwallis Hills has been, is, and will continue to be a neighborhood that is open, tolerant, and welcoming to all persons and families, whether residents or guests, without regard to their race, religion, national origin, sexual orientation, or economic or marital status and a place where all people may live freely in dignity and security.
- C. Cornwallis Hills will continue to be the kind of neighborhood described in subparagraph B not just because it may be the law, but also because it is right.
- D. The Board may take reasonable action, as necessary and appropriate, from time to time, to promote, protect, and develop the kind of neighborhood described in subparagraph B.
- E. The Board urges all Members to do what they believe is necessary and appropriate to make all residents and guests welcome in the neighborhood.