

CORNWALLIS HILLS PROPERTY OWNERS ASSOCIATION
REGULAR MEETING MINUTES
April 6, 2017
Holiday Inn Express

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

Property Manager: Al Soulier

Guests: Lori Scanga, Bill Evans, Gayne Chambless, Mayor Tom Stevens, Town Board member Kathleen Ferguson, Town staff: Ken Hines, Terry Hackett, and Heather Fisher.

Meeting called to order at 7:01pm and quorum was confirmed.

- I. **Approval of the March minutes:** Discussion about minor edits to March minutes, **RE moved to approve minutes with edits, BF seconded, MAR17 minutes Approved.**

- II. **Informative session with Mayor Tom Stevens, Kathleen Ferguson, and Town staff:** Meet and greet with Town representatives and CHPOA board. Mayor Stevens summarized his “State of Town” report. Town storm water staff Terry Hackett and Heather Fisher discussed the Town’s Storm Water division of Public Works, it’s purpose, and current projects. The stormwater division responds to resident complaints and concerns regarding stormwater issues; they meet with residents, listen to concerns, and provide recommendations to solve storm water issues. Terry reported the Town is about to sign a contract with Summit Engineering to assess and create a plan for dealing with the storm water runoff issues in Cornwallis Hills. The assessment will look at current road conditions, shoulders,ditches, driveway pipes, etc.; and recommend maintenance items that will improve storm water runoff issues for Cornwallis Hills. Residents are encouraged to call the stormwater division if they want to report a stormwater concern or complaint. The Town is beginning a Town wide Water Quality Assessment (long-term project) and will work with consultants to assess stream conditions that run through Town neighborhoods. Terry reported that storm water maintenance issues should take care of 80% of the current problems; i.e. soil compaction, erosion, etc. The Town recently created a Stormwater Utility to address current and future stormwater issues. Cornwallis Hills was the Town’s first planned development and when phase 1 was built, the Town did not have the stormwater regulations we have today. The Town hopes the Summit By Engineering assessment will be completed by the end of May and that they can fund and schedule work for FY18. The Town wants to utilize Cornwallis Hill’s stormwater issues as a ‘test case” or pilot project for their Stormwater staff to improve.

Mayor Tom reported on the Town’s newest development, Collins Ridge and the Town’s long-term vision of connectivity and allowing residents to live, work, and play in Hillsborough. There is currently a lot of development happening, town growth is based

on Town water supply and growth will probably stop at around 13,000 residents. The hope is that Collins Ridge will spurn redevelopment of Daniel Boone Village.

III. Closed session meeting: Closed session meeting was moved to end of agenda to accommodate new business issues.

IV. Old Business:

A. Tree Policy Revision: Tree Policy Revision was moved to end of agenda to accommodate new business issues.

V. New Business:

A. Short Term rentals in Cornwallis Hills: A resident brought a complaint to the board regarding another residents property, specifically the resident using their property as an short-term rental, advertising it through airbnb.com. The resident cited nuisance complaints and safety concerns. The resident wanted to know if the CHPOA had a policy regarding short term rentals? The resident did contact a Town staff member in the planning department to inquire about the Town having regulations on short term rentals. The resident reported that the Town does not have regulations restricting short term rentals. **PL motioned to send the Owner of the property a letter from the board outlining the boards concerns and for the board to discuss creating a policy regarding short term rentals in Cornwallis Hills; KM seconded, motion approved.**

B. Maintenance and Improvement Committee Report: No report.

C. Appoint Carrie Yeargan to AC: MS motioned to appoint Carrie Yeargan to AC, BF seconded; motion approved.

D. Communications Committee: No report.

E. Property Manager Talking Points: Due to time constraints, report was deferred to MAY meeting, contact the property manager if you want access to the report.

VI. Adjourn: 9:06