

May 4, 2017

Meeting called to order at 7:05pm

Present: Dave Scanga, Al Soulier, Michael Senger, George Higgins, Kevin Mintz, Paul Lowe, Robb English

- I. Approval of the April Minutes - Michael moved to approve April 2017 minutes as amended, motion passed.

- II. Guest speaker Crissy Sailstad from Habitat for Humanity Resale Store (15=501) Shared information about their most recent Donation Blitzes with Cornwallis Hills and communicated they were interested in doing another one. The blitzes are usually held on Saturday's , Habitat would coordinate with residents, arrange the pick up date, and assist with getting items out of houses. Crissy shared information regarding items they generally pick up and left some additional literature for board and residents. CHPOA will contact Habitat if we chose to arrange a another blitzes in the future.

Guest speaker for AirBnB - Resident, Ashley Swindoll. Ashley introduced herself and reasons for moving to Cornwallis Hills. Bought property in November and the previous owners agreed to rent back from Ashley until April 2017. Previous owners decided to move out in January, therefore, Ashley decided to rent property through airbnb. Ashley is planning to permanently move in the weekend of May 15 with her two son's. Last airbnb tenants are here this weekend and Ashley will move in after. Ashley's cousin is a co-owner for the property, resides in Durham but will not residing at the property with Ashley. From Ashley's realtor perspective, short-term rentals can depreciate home values and she suggested having the board consider a month or three month minimum for future short-term rentals. The board thanked Ashley for attending and sharing relevant information concerning a previous complaint brought to the board regarding activity her property.

Board decided to move "Old Business" and "New Business" agenda items up and conclude with "Executive Session".

IV. Old Business

A. Tree Policy - David summarized where we are with current tree policy. Deregulating tree policy, residents would be responsible for any damage that any tree removal may have to their and other residents property. Resident guest, Alyse Polly asked questions about current tree policy and communicated she would like to cut some branches near her house that she felt were in danger of falling and damaging her house. The Board communicated that she could remove any branches she felt she needed to and offered some names of people and businesses people have utilized for tree removal in the past. David communicated that the policy is a work in process and that the board is still in the process of revamping the policy and would continue discussion at the May meeting with action pending.

B. Airbnb policy - The board is currently in discussion of creating a policy regarding short-term rentals in Cornwallis Hills and discussion will continue at the May meeting with action pending.

V. New Business

A. Maintenance and Improvements

B. Property Manager'S Report (actions items only.) - We currently have an overage of \$6,917.60. Al shared how overages in the past have been allocated and used. Paul motioned to move overage of \$6,917.60 to maintenance, David seconded, motion approved. The retaining wall at the park is sagging and needs to be rebuilt. Kevin and Robb volunteered to assess wall and reach out to experts to get an idea of what we need to do to rebuild or repair wall. Stormwater Retention Pond's (BMP) need have annual inspection - Paul motioned to have Ponds readied for inspection, David seconded; motion approved.

C. Financial Summary - Broad overview, information included and distributed in Property Manager's Report.

D. Special events. Annual picnic - Recommendation to have Spring fling on Saturday, June 3 with a rain date for June 17. Need to recruit volunteers, blast information and plan event.

III. Executive session. Board members only

Meeting Adjourned at 9:01pm.