

CHPOA Board meeting Minutes
June 1, 2017

Present: Dave Scanga,, Michael Senger, George Higgins, Kevin Mintz, Paul Lowe, Ben Fisher, Robb English, and Property Manager Al Soulier

- I. **Call to order** - 7:03 Meeting called to order
- II. **Review of May minutes** - Michael motioned to approve May minutes, Paul seconded, motioned approved.
- III. **Member of the community to talk about bocce ball court in their front yard** - Tom Brown came to meeting to appeal to the Property Owners Association (POA) board the decision by the Architectural Committee (AC) to deny his application to build a bocce court in his front yard. Tom explained to the board his interest in building a bocce court in his front yard. Tom explained that due to the uneven terrain and elevation changes in his back and side yards, the front yard was the only option to build his bocce court. He explained that he had contacted a professional builder who has built tennis courts for two of the local high schools and it would be built to be aesthetically pleasing. Tom expressed he was willing to work with the board on ways to conceal the court with natural plantings and shrubs. Board members asked Tom some additional questions, and some AC members expressed that they'd be willing to reconsider their decision to deny now that they've received additional information regarding the design and the owners willingness to work with the AC to build the court in a way that it was in greater harmony with the neighborhood. Kevin Mintz motioned to have the AC re-review Tom's application and to reconsider their original decision, Ben Fisher seconded, motioned approved. Michael Senger expressed being on record in opposition of the motion.

**Let the minutes reflect George H. arrived at 7:36pm

- IV. **Meet with prospective landscape contractor Derek Stutts** - Kevin introduced Derek and presented his proposal to become the new Landscape contractor for Cornwallis Hills. Derek is the owner of Groundworks and has many years of landscaping experience. Derek started landscaping as a teen, worked at Treyburn, attended and graduated from NCST, after college he worked for a large commercial company, Heritage Pines in Cary for 5 years. Derek has worked with several HOA boards in the past. Derek expressed he sees lots of opportunity for landscape improvements, noting the front entrance is dated and could use updating. Board members asked some questions regarding what challenges Derek envisioned and his vision for front entrance improvements. Derek agreed to look at the retaining wall at the Park and offer suggestions of how to repair or replace . Derek also does landscape construction. Derek noted that the front entrance improvements are an outside ticket item and not included in the original bid for services. Derek envisions new plant material for the front

and creating symmetry on both sides of the street. Derek didn't see any real challenges, he would maintain a two man crew for landscape maintenance in CH. The goal would be to have same crew maintain neighborhood. George Higgins asked if Derek would be able to phase in improvements and Derek stated "yes." Derek did not have any questions for board at this time. The Board will request references from contractor and properties that he currently maintains. Kevin Mintz motioned to have Groundworks proceed with retention pond cutting for inspection, David Scanga seconded, motion approved.

- V. Short-term Rental Policy discussion and action** - Paul Lowe motioned that we don't vote on both the Short-term Rental Policy or the Tree policy revision today, the policies will be made available to residents in multiple forms for approximately 90 days, a town hall forum will be held at the August meeting, and action would be taken at the September 2017 meeting, Ben Fisher seconded, motion approved. Al Soulier expressed that anytime there is a change in policy or new policies, there are three important points to keep in mind: 1) communication with membership, 2) representative governing, 3) opportunity to public input.
- VI. Tree Policy revision and action** - David Scanga moved to include Short-term Rental policy and revisions to Tree policy with the Picnic Announcement - it would be a single page regarding policy revision and new policy; Ben Fisher seconded, motion approved.
- VII. Repeat offender discussion** - George Higgins began a discussion about leaving action of repeat offenders up to the property manager's discretion to enforce. George Higgins motioned to give the property manager the discretion to enforce covenant violations to the best of his ability. David Scanga seconded, motion approved.
- VIII. Property Manager's Report** - financial report -
Al Soulier reported that lighting equipment and photocell sensors were vandalized at the Park. Discussion ensued regarding improving structural integrity of equipment. Board will investigate options to protect equipment, upgrade equipment and install new equipment.
 - A. List of homeowners who owe dues and permission to collect** - David Scanga motions to allow Al to file claims of liens on all outstanding Property Owners dues, Paul Lowe seconded, motion approved.
 - B. Picnic on Saturday!** - Picnic - Saturday, June 3 at the park 3pm - 6pm. David and Al with gather food, George will grab snacks from Costco. Will need help setting up - serving tables, games, sweep shelter area, etc.

Adjourned 9:16pm