

Thursday, February 23, 2012
Cambridge Forest Annual Meeting
Landmark Freewill Baptist Church

Call to order

Attendance:

1. Tom Donohue
2. Nancy Francis
3. Sylvia McClain
4. Steve Jourdain
5. Don & Roseen Lynch (by proxy)
6. Alma Manning
7. Mae Miller-Thomas
8. Reuben Moore
9. Ruth Petrie
10. Hanna Ron (by proxy)
11. SAS represented by Shelia Cleveland for 5 properties
12. Brooke & Jeff Russell (Venable)
13. Larry and Carolee West

Mae Miller made a motion to approve minutes from 2011 annual meeting.

President's report

Upcoming Projects

1. Entrance sign
2. Shrubs on WWP (W. Wyatts Pond Lane) removed
3. Full year of newsletters
4. 3rd annual survey
5. New policies
 - a. Parking in SF (single-family) area
 - i. Discussed policies that exist in the covenants which prohibit on-street parking
 - ii. Mae Miller suggested that the board poll owners before putting new policies in effect
 - iii. Steve said the parking lines would be re-evaluated when the street is sealed
6. Gardens on the common property in TH (townhome) section
7. Painting in SF
8. 2011 activities are drafted in a comprehensive plan
9. Drafted plan of dues for 10 years
10. Consistent enforcement of collections = less delinquencies
11. Street lights were installed; special thanks to Pat Lumpkin
12. Fall tree limb removal took place
13. Mulch application vs. pine straw

Focus on SF

1. Mailboxes
2. Paint and home maintenance

Focus on TH

1. Perimeter fence
2. Replace privacy fences
3. Concrete repairs
4. Paint mailboxes

Secretary Report

- Would like to begin paving in 2013
- Financial options would be to charge a special assessment or increase the monthly assessment
 - o Increase in the monthly assessments could be permanent whereas a special assessment is a one-time fee.
 - o Special assessment would only be charged to TH owners
 - o A vote of 2/3 TH owners would be necessary to pass the special assessment
 - o Special assessment seems to be the best option in the long-run
- Shelia from SAS offered to assist with contractors who may be more cost-effective in getting this done

Treasurer's Report

- 8 annual surveys were returned
- Reviewed comments
- Website was requested by several owners but the cost to maintain is not justified
- Mae Miller brought up that SF owners would like to review two sets of books – one for SF expenses and one for TH expenses. Due to the legal structure of the community, this is not necessary. It will also cost extra to have a company maintain the financial statements separately in two different accounts. Budgeted line items are separated by SF vs. TH.
- Tom Donohue asked why the budget for “projected actuals” did not match the year-end numbers. The budget is approved before the end of the year and cannot be updated after it is accepted and approved by the board. Year-end financial reports are available at the annual meeting or by written request as required by the NC General Statutes.
- Ruth Petrie made a motion to accept the 2012 budget. Mae Miller seconded. All in favor.

Vote to Purchase Common Area from Billy Myrick

- Steve Jourdain explained the history of the Common Areas.
- Tom Donohue motioned to hold a vote to purchase the Common Areas from Billy Myrick. All but one person were against buying the land from Billy Myrick.

Election of Board Members

- Two positions are open for nominees.
- Larry West is on the ballot for re-election.
- Jeff Russell was nominated from the floor.
- Vote by acclamation to accept the ballot with the nominees.
- All in favor.

Open Discussion

- Shelia Cleveland asked who is responsible for repairs to the townhome foundations.
 - o Two issues to address on McCartney townhomes
 - o Ram Jack repaired two corners
 - o Owners are responsible for fixing the foundation in the past.
- Sylvia Johnson – what is the process to paint one's home?
 - o Owners must submit an ARC request when changing the color; however, no form is required if the color remains the same.
 - o Owners can avoid letters by calling Christina Sicoli at R S Fincher before starting a project.

- Alma Manning

- Tree branches are falling all the time. The community discussed getting rid of the River Birch trees that are prone to dropping limbs.
- Carolee West asked present owners if there are any suggestions for tree replacements or preference of the species.
- Owners requested that the Board have photos available at the next annual meeting.

Adjourn