

CDPOA BOARD MINUTES
March 13, 2018

Present: Holley Ulbrich, John Syme, Linda Cocke, Sandia Rosche, Anne Snider

Non-Board Members Present: Ann Fuhr, John Gilreath, Sue Reneke, Harry Sutton

Holley called the meeting to order at 2:04 p.m.

Minutes from February meeting were approved.

The treasurer's report.

- 137 of 140 homeowners have paid

President's Report – Holley

- No report.

Special Order – requested by Ann Fuhr and Ann Gilreath

Issue of Rentals & Yard Maintenance

- Would like to propose that no property may be purchased for the intent of renting
- Would apply to purchases going forward
- Would bring the policy into line with Article 8, Section 14 of the Covenants:
No property owner shall lease or sublet any unit within the subdivision without prior written consent of the Board; however, said permission to sublet shall not be unreasonably withheld. Any lease agreement shall be for a term of no less than six (6) months nor more than twelve (12) months, and then only to a single individual or a single family, unless expressly approved by the Board in writing. Annual renewal of said lease must be approved by the Board in writing. Any such lease agreement shall provide that the terms of the lease are subject in all respects to the provisions of this Declaration and the CDPOA bylaws, and that any failure by the lessee to comply with these terms or the rules and regulations in effect is a default under the lease. The owner is held responsible for the payment of CDPOA fees.
- Will wait until May before addressing this issue

Committee Reports

A. The Architectural Review Committee – John Gilreath, Chair

- Richard & Birgit Brooks – 342 Kendra Place – request to paint exterior same color
- Russell & Margaret Colberg – 14 Birch Place – request to replace front door and side door to garage
- Amanda Rigotti – 344 Kendra Place – request to paint exterior of house – work already done

- Sybil Woodall – 327 Kendra Place – request to fix foundation – this was handled as an emergency request
- Dennis & Carol Walling – 1020 Keystone Lane – request to build deck on back of house adjacent to screen porch and include steps to the yard, request to move front door 3 feet out towards street

Committee recommended all. Board approved.

B. Communication & Welcoming – Anne Snider, Chair

- From middle of February to middle of March
 - FAQ – 5th most visited site
 - POA on-line Directory – 6th
 - Homepage – 1st
 - Homes for Sale – 2nd
- Kitty needs information for the next Communicator by April 15th. If you know of anything happening in May, June and July please let her know.
- Russell & Margaret Colberg have received a “Welcome” package
- Sympathy card was sent to Karen McAlister on the death of her father, Brooks Patterson
- Holley is the sole contact for our website provider, GoDaddy. Sandia Rosche will be added.

C. Property/Landscaping Committee –Ann Fuhr, Chair

- Plantings have been completed on the Downs Loop side of the creek.
- Woodland Walk – If you have any plantings that will spread (except ivy) and would like to share, please contact Ann Fuhr or someone on the Landscaping Committee.
- Logs are going to be placed in the hole where the tree fell along the creek.
- The POA has spent \$11,000 over the last few years removing pine trees that have either fallen or could fall on homes.
- There is CDPOA “common area” behind some homes on Hickory Way and some on Keystone Lane. Some behind homes on Keystone Lane is “city right of way.”
- Pine trees on CARC property are being taken down due to needles getting in the storm water drains.
- 4 tea olives that were planted around the “yard waste” area on Downs Blvd. near Bayberry Lane have been dug up by someone.
- Wendy Longo met with Duke Power and the city about lighting and safety issues. Holly bushes need to be trimmed.
- Some discussion about installing solar lights. CDPOA would be responsible for the costs and this is something that would need to be considered.

D. Social Committees – Sue Reneke, Co-Chair

- All First Friday Gatherings for the remainder of the year have Hosts/Hostesses.
- Monthly Breakfast Programs for the remainder of the year are set.
- Spring Social – April 10th with reservations needed by March 29th
 - Flyer has been distributed.

- E. Television Committee – Harry Sutton, Chair
 - 85 paid members
 - Should pick up another 3 to 4 when new residents move in

- F. Rental Properties – Sandi Rosche, Chair
 - Nothing new to report.

Old Business

- Survey – hope to get it on the website and also send it by email to the CDPOA. It will be mailed to those who do not have a computer. Will need some way of identification.
- Landscaping Consultations – most ideas include area near the Camelot Park and Woodland Way. Next presentation will include costs estimations.

New Business

- Gazebo changes – Do we want to make changes? Sidewalk width, adding water access, electricity, restroom? Might need an ad-hoc committee if we want to add a restroom.

Meeting adjourned at 3:15 p.m.

Respectfully submitted,
Linda Cocke