

1104 Lyon's Place HOA Directors Meeting

Date

October 31, 2021 10:00 pm

Purpose

Follow up to meeting on October 9th.

Attendance

President: Wayne Michael

Vice President: Ken Collie

Heather Duncliffe

Treasurer: Jeff Galford

Secretary (non-voting): Jill Galford

Old Business

1. Minutes from the October 9th meeting were approved.
2. Wayne will call Mark Cooper about getting the HOA records back.
3. Last Board meeting it was decided that Jill would become Secretary after Rachel Cooley resigned due to moving and Jeff would be Treasurer.
4. Tree service has fully completed the job and is paid in full.
5. Bank has not been contacted yet about how to change / add names to account.
 - a. Jill will be at bank and will find out what needs to be done.
6. Jill met with a lawyer, Jonathan McCollum of McCollum Law, P.C. in Cary. He was very helpful and did not charge us for his time. These are the items I discussed with him.
 - a. He confirmed through online records that Gary Damon is still the owner of 1207.
 - 1) Wayne & Ken will speak with the current residents to find out how to contact Gary Damon as it appears he is not living there at this time.
 - b. He was also surprised that Jeff & I are both on the Board. Usually there should only be one per household since each Director has a vote.
 - 1) I suggested that I continue as Secretary but while Jeff and I are both on the Board, my position will be administrative only and non-voting and everyone agreed to this.
 - c. A PDF file of the plat of our subdivision was emailed to the HOA.
 - 1) All Directors were given a 11 X 17 printed copy;

- d. He suggested that we issue a special assessment since the finances are way too low especially having to pay \$5050 for the tree service.
 - 1) The Board decided instead to just do the annual assessment increase of 10% that was discussed last meeting for the next several years. We also need Butner to take over our street. This would significantly reduce our expenses. Wayne will call the town of Butner to start this process.
- e. For closing companies to find us easier, our website should have the name of the subdivision.
 - 1) Jeff will work on this and have the new website owned by the HOA.
- 7. Wayne and Ken spoke with the resident at 1204 (Clark) that is for sale. A closing company contacted Jill for information on the house at 1204 & 1227 and they were given the HOA fees that are due.
- 8. Wayne and Ken are working on cleaning up the overgrown common areas at the utility lines.
- 9. Road signs were discussed and it was decided to put them at Lots 19, 26 and between Lots 6 & 7. They will be bright reflective yellow, say "Slow Children At Play" and be either 30" diamond or 18 X 24 rectangle.
 - a. Wayne to ask Butner about road sign placement, size or any standard to follow like height.
 - b. We could possibly put the children signs with a speed limit sign on each pole.
 - c. Purchase the post locally with a tool to install.
- 10. Owl House Café will not charge us for a meeting as long as we don't need the space to be private. Decided to have the membership meeting on January 22nd at 10 am. Jill to set this up with the Owl House Café.

New Business

None