

1104 Lyon's Place HOA Directors Meeting

Date

January 7, 2022 6:45 pm

Purpose

1st quarter meeting

Directors in 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 31st meeting were approved.
2. Road must be NC DOT approved first then we go to Butner to start the process of them taking it. Jason Watson at DOT looked at our road and will contact Wayne about the results. He did say that any Slow Children At Play signs are not allowed and would prevent acceptance.
 - a. Board decided not to put up signs.
 - b. Need to ask if the lights are included if Butner takes over the road.
3. Mr. Gary Damon has passed away and the residents of 1207 are his heirs. They are working with a lawyer to have the house put in their name. They are aware of the fees owed. No one has contacted the Treasurer about this property.
4. Wayne presented HOA insurance coverage information
 - a. \$1,000,000 coverage for Directors against lawsuit would cost \$859 per year.
 - b. \$500,000 coverage for Directors against lawsuit would cost \$687 per year.
 - c. Liability coverage for damages and personal injury would cost \$250 per year.

Question – is this amount of coverage per person or total? Wayne will ask insurance company

5. Wayne & Ken got the common area near the utility lines cleared to the ditch. They will pick up the trash soon.

6. Mark Cooper still needs to be called about the records
 - a. There has been a large motorhome in the Cooper's driveway for about 3 months. This isn't allowed by our covenants.

When Wayne calls Mark about the records he will ask about this.

New Business

1. Question about whether or not our annual meetings need to be remote due to COVID? Owl House vs remote was discussed. Zoom details, timing of meeting & annual fee notice.
2. Is a management company a possibility if no one wants to be on the Board? Cost would be high for our small HOA. Include in the annual fee letter that liens will be placed, interest and any other associated cost will be charged starting April 1st. Send letter by mid-February and fees due by April 1st. Add URGENT to the envelope, not a joke.
 - a. Decided to have meeting by Zoom on Sunday February 20 at 2:00. Letter should be sent on February 6, 2 weeks prior to meeting. Include Zoom details with letter.
 - b. Zoom will cost \$150 per year. Look into other options to use for remote meetings. Maybe all meetings are done remote, could help attendance.
3. We can put up speed limit signs. Do we need to replace the HOA signs at the easement common area?
 - a. These signs are not effective to deter 4 wheelers so it's not worth replacing.