

1104 Lyon's Place Home Owners Association

Meeting Minutes

April 22, 2013

Present: Mr. & Mrs. T.C. Stanford, James Barnes, Ralph & Frances Emory,
Mike & Libby Oakley, Ginny Shaffer, Wilson Lane, Carol Michael,
Lonnie Holt, Jill Galford

I. Purpose

At the meeting in September 2012 we failed to have 50% of membership to vote on a Board of Directors. To vote on a Board at this 2nd meeting we are only required in the By Laws to have 25% and we have met that with 40%.

All agreed that a 3 member board was sufficient for our HOA. The new Board of Directors for a 3 year term is by unanimous decision:

- President – James Barnes
- Vice President – Mark Cooper
- Secretary/Treasurer – Jill Galford

II. Update from September meeting.

A concern about speeding traffic and children playing was raised. It was suggested that we may want to install a speed bump. After some research it looks like each speed bump would be about \$1200 and each street sign about \$175. Considering our account balance is around \$2000, it looks like the signs are more affordable for us. Considerations around damage liability and emergency vehicles are also a factor with the speed bumps.

The Board will follow up on getting signs installed (larger No Outlet sign at the corner of Lyon Station Road and Children Playing signage on the street) They will also be checking to see if we need different HOA signs at the utility easement.

Reminder to all residents, speeding traffic is a safety concern that should be addressed with the local Police Department.

III. New Business

1. Water is not flowing properly through roadside ditches.
 - a. Up to this point the HOA hasn't done anything on these ditches. It owns the street and the property 30 feet either side of the centerline. The Board will research what needs to be fixed and cost estimates. Remember, if the HOA does not have enough funds there will need to be a special assessment to cover the cost.
2. Dog nuisances.
 - a. One is tied up outside and barks.
This dog has now been sold and is no longer an issue.
 - b. Owners walking dogs are not always cleaning up after them.
As a common courtesy please do not leave your dog's business on your neighbor's lot.
3. Having an annual HOA yard sale was proposed.
 - a. Other HOAs have an annual yard sale and members at the meeting thought this would be something they would like to do.
4. HOA website.
 - a. Jim Barnes will be getting a website set up to make it easier for everyone to stay updated and this could also be used to help organize the yard sale or any other event. More to come when this becomes available. Question was asked about meeting notices – we will still be sending out written notices of any future HOA meetings. The website is more for your information purposes and not the only way of notifying members of future meetings.
5. HOA bank account.
 - a. This is currently at a bank in Durham. Check was written to us so we could open a new account at Cardinal State Bank in Creedmoor. It will be set up with 2 signatures required, President and Treasurer.