

The Refuge
Board Meeting Minutes
January 18, 2022
Called to order 7:03 PM
Adjourned 7:47 PM

Attendees:

Sam Mikitarian
Bob McClellan
Diane Busch
Ray Newman

Discussion Items:

- A. Previous Meeting Minutes
 - a. Minutes from the December meeting were reviewed and approved.

- B. New Board Members
 - a. Ray Newman and Mark Palmer have volunteered to join the HOA Board of Directors
 - b. They will be formally nominated at the Annual Meeting in February
 - c. Sam will ask Rodney McLeod to update the website and mailing lists accordingly

- C. 2022 Budget – Diane Busch
 - a. 2022 Taxes have been paid
 - b. Diane has received about 1/3 of the 2022 dues from residents. This is a typical pace – most homeowners wait until the end of the month to pay
 - c. Once she has received $\frac{3}{4}$ of the dues, she will make the cash transfers in our checking and savings accounts as stated in the 2022 budget
 - d. Dues from American Homes for Rent, which manages 8669 RPC, were \$50 short. Diane has contacted them to correct this.
 - e. Sam will place a payment reminder on Facebook

- D. Annual Meeting
 - a. 08 Feb 2022, 7:00PM at the Wescott Park enclosed shelter
 - b. Ray, Bob, Diane and Sam will be there by 6:00PM to set up the facility
 - c. Tonya Willis will provide the Zoom meeting support
 - d. Sam will print out the contact update sheet for that evening

- e. Sam will print out copies of the budget for those in attendance
 - f. Agenda is
 - i. 2021 year in review
 - ii. Nomination of new Board Members
 - iii. 2022 budget review
 - 1. Diane will print out 2021 budget summary received from Number Keepers
 - iv. Diane will coordinate refreshments for that night, the rest of the board will help her as needed
- E. Charlie Bennett and Preservation Lane maintenance
- a. Charlie has made a career change and will no longer be available to maintain Preservation Lane for our neighborhood
 - b. The board has asked Mark Palmer to lead finding a replacement for him
 - c. Ray Newman may be able to help with this
- F. ARB actions
- a. Daniel and Sandra Stroud would like to remove some trees from their yard.
 - i. Sam explained the rules and procedures for doing this both in person and in email
 - ii. Missy Cordero and Mike Randolph are awaiting an ARB Request Form from the Strouds so they can proceed
 - b. Cyrus and Kimberly Champagne submitted an ARB Request for shingle replacement
 - i. Missy and Sam reviewed and approved that request
- G. Maintenance Tasks
- a. The board agreed that the following tasks will be the first maintenance items performed in 2022
 - i. Installing the 2 new park benches
 - 1. Sam is POC
 - ii. Getting a light set installed on the new fountain
 - 1. Bob is POC
 - iii. Replacing the well pump at the pond
 - 1. Mark is POC
 - iv. Replacing the community bulletin board
 - 1. Ray is POC
 - v. Re-mounting the stop sign on Walking Stick Ln
 - 1. Sam is POC
- H. Other business

- a. A neighbor observed a stranger using our community dock in a suspicious manner suggestive of a drug drop transaction. Details below:
 - i. "...a young man, with long brown hair, riding a bicycle rode up to the dock. He got off his bicycle, climbed on top the rail to the other side and opened the door. He walked down the dock and a couple of minutes later got back on his bicycle and rode away. Then, about 10-15 minutes later, a woman, driving a blue/gray suv, that appeared to be a RAV4 or similar vehicle, drove up. She got out and walked down the dock, lingered about 5 minutes, then came back and got in her car and left..."
 - b. Sam will notify NCPD
 - c. Bob will provide the board with the name and contact information of our community patrol officer and see if she can introduce herself at our annual meeting.
- I. HOA Annual meeting set for 7:00pm on 08 Feb 2022 at Wescott Park's enclosed shelter
- J. Meeting adjourned