

Royal Pines Homeowner's Association, Inc.
BOARD MEETING MINUTES
June 10, 2009

I. Call to order

Claude Abbott called the meeting to order at 3:00 p.m.

II. Establish Quorum

Quorum established with the presence of: Claude Abbott, Tom Bass, Frank Long and Peter Smith. Absent: Charles Morand.

Attending on behalf of MAY Management Services: Tim Hutchison. and Hope Tanner

III. Approval of Minutes from March 11, 2009 Board Meeting

Frank Long made a **motion** to approve the 3/11/09 minutes as amended; Peter Smith seconded with all in favor.

IV. Treasurers Report

Tim Hutchison reported as of 4/31/09:

Total Revenue:	\$28,018	Replacement Balance:	\$138,763
Total Expenses:	\$7,189	Replacement CD's:	\$91,076
Positive Variance:	\$6,062	Delinquencies:	\$18,000

Board requested Tim Hutchison to setup a monthly schedule on vacant/foreclosed homes to have Nanak's maintain at \$20.00 per home.

V. Unfinished Business

- 1) Irrigation – Tim Hutchison reported it is a main line break and is being repaired. Claude Abbott reported an irrigation break to the left of his mailbox.
- 2) Nanak's – leaving mowing debris in public area (sidewalk, curb area, drainage). Tim Hutchison to discuss with Jay the leaves left under the trees and having them raked, vacuumed and removed. Contract up for bid, proposals requested.

VI. New Business

- 1) Power Washing Signs – Frank Long made a **motion** to have A-Accurate Pressure washing in the amount of \$475 to pressure wash signs and light poles at low pressure. Seconded by Tom Bass with all in favor.
- 2) Stop Signs – Claude Abbott made a **motion** to approve \$480 to Systems 21 for straightening street signs (stop signs, directional, speed limit, etc). Seconded by Tom Bass with all in favor.
- 3) Home Based Business (624 Donald Ross Way) – Claude Abbott made a **motion** to approve Donald Ross for a home business. Seconded by Frank Long with all in favor. Tim Hutchison to supply letter of approval.

Approved

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- 4) Mailbox Maintenance – Property owners need to maintain mailboxes, straightened, painted. Letter to be included in mail out to let owners know inspection of mailboxes will be forthcoming providing the contact information and number for vendor they can contact for repairs.

VII. ARB

- 1) Lot 188 – with Enforcement Committee.
- 2) Lot 133 –ARB has approved removal of trees. Structure has already been removed.

The Board agreed to appoint Sidney Lockner, Chairman of Enforcement Committee. Tim Donovan needs to be contacted to let him know a replacement has been found.

Discussion on home based woodshop business and verbiage in the community covenants. Tim Hutchison to send a letter to the county that it appears there is an operation being run at Pinehurst Point Drive, this is a non-commercial zoned area and wish to bring to their attention and request them to investigate.

The Board discussed lawn maintenance on potential foreclosures beyond just once a month mowing. Services would include more than once a month mowing, weeding, and trimming. Peter Smith made a **motion** to approve a basic lawn package not to exceed \$50.00 per lawn. Tim Hutchison to provide the board with the amount previously submitted by Nanak's for services.

VIII. Open Forum

- Silt fencing and vacant lots.
- Policy for Bug Out Signs

IX. Adjournment

With no further business to discuss the meeting unanimously adjourned at 4:15 p.m. The next Board of Directors meeting is scheduled for September 9, 2009.