

Hall's Creek North
Sections I and IIA HOA

Board of Director's Organizational Meeting

Meeting Date: Thursday, June 27, 2013.

Meeting Time: 7:00 p.m.

Meeting Location: 906 Morganser Dr.

ATTENDANCE

NAME	TITLE	PRESENT
Frank Alexander	President	Y
Tom Cariker	Vice-President	Y
Michelle McLeod	Secretary	Y
Mary Maloney	Treasurer	Y

1 PURPOSE

- Continuance of Initial Organizational Meeting to establish the future mission and vision for the HOA.

2 OLD BUSINESS

- The HOA Website Webmaster, Rodney Armstrong, attended the meeting to discuss the costs involved to create the website. Mr. Armstrong also explained the process to securely send and receive Website information. Secretary McLeod was named the Point of Contact to receive information from owners who send information to the Board via the Website.
- Continued discussion on the HOA budget:
 - Treasurer Maloney and President Alexander submitted similar proposed budgets for review and discussion.
 - The budget will be prorated for a 10-month period to coincide with the new fiscal year to begin July 1, 2014.

- **Motion by Cariker/McLeod** to pass the 2013-2014 annual budget was unanimously approved. (A copy of this budget is attached to these minutes.)
- Secretary McLeod discussed her findings regarding the need for Directors and Officers liability insurance and the Association's current federal tax status.
- President Alexander will compose a letter to the IRS to change the Association's mailing address and contact information and a statement to the NC Secretary of State to change the Corporation's Registered Agent.
- **Motion by Maloney/Cariker** to appoint four Block Captains and establish their duties was unanimously approved. A meeting will soon be scheduled to organize this group:
 - Cormorant Dr. – Terry Hogeland
 - Pigeon Ln. – Karen Armstrong
 - Nellie Ln. / Brant Ct. – Marc & Mariane Coudriet
 - Morganser Dr. / Marlot Ct. – Dan Dupuis
- Standing Committees were discussed:
 - **Motion by McLeod/Cariker** to interview and appoint three volunteers for the Architectural Committee was unanimously approved. The candidates will be interviewed by President Alexander and Vice-President Cariker. An "Approval Request Form" for owners to submit to this Committee was created by President Alexander and added to the HOA Website.
 - The Entrance Committee will be led by Donna Aversa, who has already scheduled a weekend maintenance project for volunteers.
 - Other committees will be established as the need arises.
- Vice-President Cariker created a letter addressed to the local Board of Realtors to advise that HCN has an active HOA.
- Ann Herrick and Kathy Cariker have volunteered to create the HOA Newsletter, and Treasurer Maloney will serve as Publisher.
- **Motion by Cariker/Maloney** to approve the HOA Mission Statement was unanimously approved:
 - "To lawfully help preserve the property values, safety, welfare, and quality of life for the benefit of all who live in our community."**

3 NEW BUSINESS

- Storm water runoff management was discussed at length. Ultimately, the HOA and individual homeowners are responsible for the maintenance of the storm water drainage ditches throughout the community to keep clear of debris and overgrown vegetation. Vice-President Cariker will obtain more specific information by the next meeting.

4 NEXT MEETING

- The next Board of Directors meeting will be held Thursday, August 15, 2013 at 222 Pigeon Lane

5 ADJOURNMENT

- Meeting was adjourned at 8:30 p.m.

Recorded by: Michelle McLeod, Secretary