

Blaze Ridge HOA Annual Board Meeting

07/14/2018

Attendees:

President - Debbie Lucci
Treasurer - Sarah Crum
Secretary - Gregg Collins
Signature Management - Bruce Allen

Meeting called to order @ 10:06am

Quorum Met

President's Address: Debbie Lucci

- 2017 accomplishments
 - Mention - Creation of 2 websites - Blazeridge HOA & Blazeridge HOA Facebook created by the Treasurer Sarah Crum
 - Mention - Creation of Landscape Committee run by Committeeman Joshua Brewer - Team recognized
 - Spoke about this years annual HOA party and its success. Hoping more will come in the future
 - Mention - The new flagpole and flag which was erected earlier this year
 - Mention - About the replaced stop sign and street signs and to let people know they are expensive and to not put them up in their bedrooms
 - Thank you - She spoke of all the input from the neighborhood and thanked everyone for their participation
 - David Baum expressed that he did not receive the information regarding the websites. Requested to be a member - this was done that evening^{gc}

2017 Minutes Motion:

- Last years minutes from the annual meeting were recognized.
- ***Motion proposed and seconded***

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Treasurers Report:

- Sarah Crum digressed to Bruce Allen due to the format of the spreadsheet was of his design
 - Bruce explained the information
 - Concerned residents questioned attorney's fees
 - These were for collection only i.e. potential liens on a property
 - Form was divided by actual costs - January- July and estimated costs July - December
 - *Motion to accept budget proposed and seconded*

Old Business:

- Residents revisited the abandoned car issue which is growing in the development.
 - Discussion determined that this property may be a rental and the landlord (Scott Lee) would need to be contacted as a first step.
Bruce is spearheading the effort in the coming week.
 - Rules of engagement were explained as follows:
 - ✓ Formal letter expressing the failure to comply with covenants - seek resolution peacefully
 - ✓ Formal complaint and Board meeting with resident of charge - Forced enforcement with fees if need be
 - ✓ Potential fine of up to \$100.00 per day until vehicle(s) have been removed.

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New Business:

- Formal discussion as to the Ditch problems in the development particularly on Lightning Trail
 - Residents were unclear as to how we can release the streets over to the State and what costs would be incurred by them as caretakers of their neighborhood
 - Bruce indicated that the HOA can't leverage any power and that only the residents can. He stated that he was not an expert in this area and we should consider counsel before rushing headlong into any deliberations thereof.
 - Gregg Collins *motioned* that we hire counsel for road and ditch compliance issues and handover to the State. *Motion seconded*
 - David Baum argued that we should first select a committee to gather information before retaining counsel. All agreed. *Motion made and seconded*
 - A signup sheet was provided for committee members to join the Street & Ditch Committee
 - Gregg Collins
 - Shane Norris
 - Paul Segree
 - Matt Van Camp

General Discussion:

- Development cleanliness and upkeep by residents
 - Many newspapers in driveways, etc.
 - Other unkempt areas viewable by the street
 - Recommend we send out flyers reminding our neighbors that we all live here together and try to maintain the street side view for others. *we can assemble a general list of items that have been mentioned over the years*

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- **Other Mentionables:**

- Billy Gilley mentioned that a friend who does culvert and ditch work was unimpressed by our development and the previous work provided. Billy stated that he could inquire about getting some more input in this area for our collection of material for the attorney
- Unnamed resident mentioned that there was a law passed in 1975 which protects residents from the incompetent ditch and driveway work. (paraphrase)
- Paul Segree from Lightning Trail stated that he had extensive conversations with the SONLAN Management group as well as NCDOT about his constant problem with his ditches and runoff
- Matt and Alisha presented information which could help us with more material we can use for this issue as well
- Bruce stated that Lanny had cancer and that Sonny had died in a car accident and any correspondence he has sent has not been answered. We do not know how solvent SONLAN Management is at this time.

- **Election of Directors:**

- **Debbie Lucci and Gregg Collins Stepped down as President and Secretary**
- **New members elected**
 - ✓ **April Hausen**
 - ✓ **Leslie Kinningham**
 - ✓ **Billy Gilley**

All Elected by Quorum - Motioned and Carried

- ❖ **Motion to adjourn**

Motion Seconded

Meeting Adjourned 07/14/2018 @ 11:21am