

**Woodcroft Community Association Board of Directors
Minutes of the January 26, 2021 Meeting
held via Zoom**

Board members present: Tracey Harrill, Darcel Dillard, Lynn Richardson, Woody Osborne, Conrad Carter, WCA property manager TR O'Neill
Guests: Michael Ganley, Denise Frizzell, Katherine Moran, Ann Colosia, Shannon Anderson, David Robbins, Thomas Babel, Annie Worsley, Luciano Fenu, Jessica and Justin Wojciechowski, Jennifer Matney

Meeting called to order: 7:10

Closed Session:

- The board discussed several topics with lawyer Michael Ganley.

Members Forum:

- Katherine Moran, Homeplace III Homeowners Association president, spoke about her board's desire to regularize dues payment to be consistent with other Woodcroft sub-HOAs. The HPIII board is objecting to the monthly fee CAS has requested to service their dues.
- Lawyer Thomas Babel, who represents three Woodcroft households whose property extensively encroaches onto Woodcroft common land, explained his clients' desires related to resolving the issue.

Agenda:

- Approved unanimously.

Minutes:

- December minutes approved unanimously.

Financial report:

- Treasurer Woody Osborne presented the financial report.

ARB Monthly Report and Minutes:

- TR O'Neill reported on the January Architectural Review (ARB) Board meeting.
- The list of suggestions for clarifying ARB guidelines was briefly discussed. The board requested that the ARB or TR indicate which section(s) of the ARB guidelines are pertinent to each item on the list. The board agreed that the sign policy needs clarification.
- Board member to attend next ARB meeting on Feb. 16: Woody

Eco-friendly Landscape Committee:

- No report
- Board member to attend February meeting: Conrad

Manager's Report:

- Website—Lynn and TR will prioritize getting financial reports and board minutes up on the website.
- Encroachment agreement—Board members unanimously approved paying \$2000 for a small piece of a Woodcroft homeowner's property on which a trail encroaches.
- Upcoming Annual Members Meeting election—logistics will be discussed at the Feb. board meeting.

Old Business:

- Budget 2021—The proposed 2021 budget was approved unanimously.

- Invasive Plant Projects— Lynn reminded board members that she recently sent a progress report on the bamboo removal. \$4,835 of the \$15,000 allotted was spent on the first round of treatment in December.

New Business:

- Architectural Review Board application review
 - Brightleaf Court—color choice unanimously denied.
 - Greystone Court—unanimous agreement that shed must match house.
 - Highgate Drive—fence approval rescinded unanimously.
- Storage yard gate repairs and trail camera—chain will be upgraded.
- General manager contractor limits—The board voted unanimously to raise the limit to \$2000 per item.
- COVID-19 signs on trails and at neighborhood entrances—The board unanimously approved erecting signs. Conrad and Lynn will work on verbiage, Conrad will determine number of signs, and TR will have them fabricated.
- Woodcroft Parkway and Highgate/Old Fox intersection safety enhancements—TR will communicate to the city's transportation department the Woodcroft neighborhood's concerns about the danger this intersection poses and ask how the intersection can be made safer.
- Homeplace III assessment payments—The board discussed the Homeplace III dues situation and requested that CAS management speak with us at the next meeting to clarify points related to switching HPIII to the standard system.

Could this woman who brought the problem to our attention be thanked and updated on board action?

From: Susan Richards <susanlsunshine@aol.com>

Sent: Thursday, January 21, 2021 5:20 PM

To: tr@casnc.com

Subject: Woodcroft

It continues to be a problem in Woodcroft the lack of social distancing and **NOT WEARING FACE MASKS.**

Hearings:

- Nuttree encroachment—The board voted unanimously to proceed with a lawsuit against two of the three homeowners whose fences encroach on Woodcroft property, requesting that these fences be removed. Fines will be implemented for these two owners until the matter is settled. (The third homeowner will not be included in the proceedings or fining at this time due to an unfortunate family situation.) Charges of \$3 a day will begin February 15. On day 31 the fine will increase to \$4 per day and will continue to increase every 30 days until reaching a maximum of \$100 per day.

Meeting Adjourned: 10:23