

Patriot Bluffs HOA
Board of Directors
Minutes of Monthly Meeting
11/17/2021

Minutes of the Board of Directors meeting of the Patriot Bluffs HOA, Fuquay Varina, NC, held online, at 1900, 17 November 2021.

ROLL CALL

Board members present: All members present

FINANCIAL REPORT

- A. The board discussed the annual budget format and tentative figures proposed by the treasurer.
- B. The board discussed the proposed format for a quarterly report. The board approved the format and the quarterly frequency.
- C. In the interest of keeping homeowners informed, the board unanimously decided to post both the annual budget and quarterly reports on the HOA website. In addition, the board unanimously decided a summarized version of the monthly meeting minutes will be posted to the website.

MANAGERS REPORT

None.

UNFINISHED BUSINESS

- A. Retention pond maintenance and repair.
 - 1) After reviewing the budget figures, the board agreed unanimously in principle to engage "vendor 1" for routine maintenance and for erosion repair.
 - 2) The board tabled any action on dredging the retention ponds at this time.
- B. landscaping contract.
 - 1) The board unanimously agreed to continue the "vendor 2" contract, with some modifications. Although there have been some problems, the recent survey indicated most homeowners are satisfied with his service. It was noted that these problems are not unique to "vendor 2", and increased costs and shortage of employees have caused industry-wide problems.
 - 2) "vendor 2" contract will be modified to eliminate the mowing around the retention pods (that maintenance to be performed by "vendor 1") and to include two applications of pine straw on HOA property. Additionally, the board wants the lot adjacent to the northwest retention pond to be considered as a homeowner's lot for billing purposes - no longer as a "special" higher cost item.
 - 3) Alex will follow up with our management company to see if any response has been received from the neighbor outside the HOA about the damage caused by his landscaping. Further action will be based on his response.
- C. Landscaping for the entrance to the development. This item was discussed again and will be included in the "aesthetic landscaping discussed in New Business.

D. Update of Homeowners list. No action to report.

NEW BUSINESS

A. Alex discussed some of the results of the recent homeowner survey.

- 1) In general, the survey reflected a positive perception of the community and its maintenance.
- 2) The “hospitality committee” item indicated little interest, therefore, the creation of such a committee will not be pursued.
- 3) A majority of homeowners indicated a desire for additional “aesthetic landscaping” in the community. To that end, a separate budget item will be added. Recommendations included enhanced landscaping at the entrance, additional trees in the dog park, increased landscaping in other common areas, and addition of a dog waste station on the lot adjacent to the northwest retention pond (cost - \$600 to \$700).

B. The board discussed a recent email from a homeowner regarding erosion in or near his backyard because of runoff from the assisted living facility. We discussed the confusion over exactly where the property lines are but agreed he could consult with the facility and take whatever remedial action he deemed necessary.

NEXT MEETING DATE

The next monthly Board meeting is scheduled for 14 December 2021 at 1800.

The board meeting adjourned at 2045.