

GOOSE CREEK HOMEOWNERS ASSOCIATION
MINUTES OF THE BOARD MEETING
September 2, 2015

The meeting was held at the Chaires Community Center, 4768 Chaires Cross Road. Marie Eddy, Manager called the meeting to order at 6:01 p.m.

Board members Brian Hickey, William Lieblick, James Taylor, Tom Willis, Chris Rivera and Phil Madden were present.

Comments from the floor: A property owner submitted a proposed amendment to the Bylaws revising Section 2 to only allow Fields members to vote for Fields directors and the same for the Meadows. It would prevent one side from electing directors for both sides.

Appointment of officers:

Motion to appoint William Lieblick as President: James Taylor
Second: Phil Madden, Vote: All in favor

Motion to appoint James Taylor as Vice President: William Lieblick
Second: Chris Rivera, Vote: All in favor

Motion to appoint Brian Hickey as Secretary:
Second: Tom Willis, Vote: All in favor

Motion to appoint Tom Willis as Treasurer: James Taylor
Second: Chris Rivera, Vote: All in favor

Phil Madden & Chris Rivera were appointed as At-Large members.

Financial reports: Management reported the total bank balance \$61,255.62 as of August 31, 2015.

Appointment of committee members: The committees were discussed and the Board would like to appoint members to each committee and clarify the duties of the Executive Committee with the attorney.

Executive Committee: The President is automatically on the committee and Tom Willis, Chris Rivera, Brian Hickey and James Taylor were appointed to the committee.

Architectural Control Committee: There are different standards for each side of the neighborhood so it was suggested that the committee be made up of members from each side. The committee looks to the Covenants as standards and the requirements are spelled out in them. Matt Mitchell, Sandra Ikner, William Lieblick and Phil Madden were appointed to the committee.

Landscape Committee: Mark Mitchell, Hayoung Staton, Chris Rivera, and William Lieblick were appointed to the committee. The committee would deal with the landscape contract and the green spaces and buffers are in need of attention. The Board would like to look at getting one contractor for both sides and any bids would come to the Executive Committee for review.

Events/Social Committee: The idea of a committee for yard of the month was discussed and the Board decided to form an Events/Social Committee. The Board would like to get email addresses of residents so information can be sent out by email. Mary Willis, Betty Jordan, James Taylor and William Lieblick were appointed to the committee. The Covenants would need to be revised to allow a sign for yard of the month.

Hiring an attorney: The Board is interested in hiring an attorney at look at rewriting the Bylaws and to answer questions at meetings. The Board got proposals and most firms wanted a retainer but the Board was able to find an attorney to represent the Association for \$3,000 per year, paid quarterly. It was suggested to get legal advice without a multi-thousand dollar retainer and to remove certain services from the scope of the contract that aren't needed. The Board would have more control doing a la carte but it may be a better deal to do a contract. It was suggested that to do a contract for the first year while the Bylaws are rewritten.

Motion to hire Kristin Gardner of Dunlap & Shipman as the Association attorney:
James Taylor
Second: Tom Willis, Vote: All in favor

Rewriting the Bylaws: The Board discussed what items needed to be rewritten and they would like to clarify things like the quorum requirements. Once the Board engages the attorney and gets input it was suggested that a neighborhood workshop be held.

Establish a time limit for speaking from the floor: A time limit will be put in the revised Bylaws.

Mailbox requirement discussion: The mailboxes are required to be approved by the ACC and are supposed to maintain consistency. The Board would like to address this issue when the Bylaws are rewritten and possibly have members vote on options.

Alley repair quotes: The alley repairs have been put off for years and the alleys on both sides will probably have to be done. A quote for the alleys on the Meadows side for \$7,800 was discussed and it included spreading out the corners because the garbage trucks can't make the turn without going off the edge of the road. The Board will get bids for the alleys on the Fields side and find out the estimated life expectancy. Other big maintenance items were discussed and the main items would be landscaping and the alleys. The Board wants to make sure they understand what they are getting with the paving bids and it was suggested to stagger the repairs over several years. The Board would like to get bids with different options.

Management report: The management report was discussed and a quote of replacing a plant at the meadows entrance that died and removing the stump was presented.

Motion to accept the bid for \$260 from Persica Landscaping: James Taylor
Second: Phil Madden, Vote: All in favor

The Board would like to figure out how to get the new sidewalk on Nabb Road connected to the neighborhood and would also like to meet with the County about their crews parking on the grass and a dead bush.

Correspondence between neighbors and the management company: The Board would like everything to be passed on to them so they are aware of it.

Landscape buffer maintenance: The neighboring subdivision wants the Association to mow the landscape buffer but the Covenants require it be left in a natural state. It was suggested to have the attorney review this issue.

Set next Board meeting date: The next Board meeting was scheduled for November 19, 6:00pm at the library, if available.

Meeting adjourned at 7:21 p.m.