

**WOODS OF BLAIR HILL HOMEOWNERS
ASSOCIATION, INC
BOARD OF DIRECTORS MEETING**

**December 14, 2020
Zoom Meeting 6:30PM**

DIRECTORS PRESENT:			MANAGEMENT
Matt Brownbridge	Arthur Marsh	Rolando Prado	N/A
Jon Thompson	Darlene Zeitler		

I. CALL TO ORDER

Jon made a motion to bring the meeting to order at 6:33 pm. The motion was seconded by Arthur and agreed upon by all Board Members.

II. ESTABLISH QUORUM

Quorum was achieved

IV. BUSINESS DISCUSSION

- The Board discussed the action items from the June 23, 2020 meeting. Matt started the discussion first on obtaining new common area landscaping bids. These bids would have the same requirements to obtain similar comparable bids. The Board has conversed with Grey at Pindell-Wilson and a community wide letter was sent on the inability to meet as required. The Board is unable to hold Zoom meeting as not everyone in Woods of Blair Hills has provided an email in which to send invitation. The new tree lights were installed and one of the sign lights was replaced.
- The Board received a letter sent to Pindell-Wilson by a homeowner claiming there was favoritism by Board Members to certain homeowners and some homeowners felt “picked on”. The Board discussed and is unaware of any said claims made by homeowner and Pindell-Wilson was asked to contact homeowner to provide proof of such claims. To date, no information has been provided.

The Board also discussed previous actions made by the Board, ARC requests, and other such items. While each homeowner’s request is similar but unique in each request the Board feels that it has applied consistency in its application. The Board is aware that prior to it taking over from Halle Builders there was inconsistency in ARC approvals. However, the neighborhood was reviewed, and submissions were made to Pindell-Wilson regarding various homeowner infractions.

- The Board also briefly discussed changes to Pindell-Wilson contract in that the management company would perform more drive through observations thus minimizing the burden of Board Members and other homeowners who file complaints. The Board is still researching this matter and no decision has been made.
- The Board will request Pindell-Wilson to send out homeowner letters regarding the yard debris in the road and the Town of Wendell requirements.

V. ACTION ITEMS

1. Jon to follow up with Pindell-Wilson with pictures of various property infractions.
2. Matt to inquire with landscapers on common area grass maintenance bids.
3. Darlene to inquire with Pindell-Wilson on neighborhood letter.
4. Arthur to respond to Pindell-Wilson regarding the favoritism letter.

VI. ADJOURNMENT

Rolando moved to adjourn; Arthur seconded the motion that unanimously passed. The meeting was adjourned approximately 8:10 pm.

Submitted by: Jon Thompson

Approved: _____

