

TALAMORE WESTSIDE HOMEOWNERS ASSOCIATION

MINUTES OF THE ANNUAL MEETING

February 7, 2009

The Annual Meeting was called to order at 11:00a.m. by President, Jay Donovan.

BOD Present: Jay Donovan, Candy Abbott, Mike McClellan, Steve Moore, and Jeannine Southers. Also present was Connie Fletcher, Secretary.

Attendees: 48 attendees, representing 33 households of 87 properties (38% of total).

President's Welcome: Jay Donovan introduced and thanked the members of the Board for their active participation. **Mike McClellan** and **Jeannine Southers** have fulfilled their three-year terms. Accordingly, two nominees will replace these directors. **Jay Donovan, Candy Abbott and Steve Moore** have completed one year of their three-year terms and will remain as directors for the coming year.

A moment of silence was held in memory of those homeowners who passed away during 2008.

Jay Donovan welcomed homeowners who moved into Talamore during 2008: Larry and Mary Ann Crawford, Neil McKenzie, and Norman and Helen Wilson.

Approval of 2008 Annual Meeting Minutes: Jay Donovan advised that the minutes from the January 18, 2008 Annual Meeting was approved by the BOD at their meeting on February 20, 2008. Shortly thereafter, copies of those minutes were distributed to all property owners via email or USPS mail.

2008 Profit & Loss Report (through December 31, 2008): Jay Donovan reported that the association continues to be in good financial condition. However, the statement contains erroneous entries that need to be corrected by the CPA. Namely, the amount charged to TWHA for the front entrance landscaping (25% of the total), and any charges imposed by Wachovia Bank when the association's checking account was transferred to BB&T. Accounts Receivable reflects monies not actually received (i.e., homeowner annual assessment fees not yet received and related costs to clean up an undeveloped lot). Glen Moor Restricted Funds do not reflect water bills to be paid.

2009 Budget Proposal: Jay Donovan reported:

- 4010 Annual Assessments: 87 lots x \$350.00 = \$30,450.00
- 5000 Irrigation Costs: Remains the same (\$500.00)
- 6001 Utilities/Street Lights: Remains the same (\$400.00)

- 6010 Common Area Maintenance increased by 3.3% in accordance with the maintenance contract
- 6031 Legal Fees reflect additional attorney fees in anticipation of a lien to be placed against property owner of undeveloped lot. When property is sold, fees will be collected plus interest
- 6140 Office/G&A Expense decreased to reflect savings on postage and printing
- 6200 Management Fees increased by \$50 in accordance with the management contract
- 6025 Master Reserve Expenses indicates \$667.00 available for unbudgeted expenditures

Old Business/Updates: Jay Donovan reported on BOD actions during 2008:

- Periodic HOA newsletters will be issued as a means of improved communications between the BOD and homeowners.
- Talamore Future Developments (as provided by John McDougald at his meeting with Jay Donovan on February 4):
 - Talamore golf course is not for sale, as rumored.
 - Talamore Partners Incorporated (TPI) investigated the possible acquisition of Longleaf and Hyland Hills. TPI decided that both acquisitions were too expensive to be profitable due to many factors related to golf course conditions, clubhouse renovations required, etc.
 - Talamore and Mid South both lost money during 2008 as a direct result of the economy, loss of jobs and the high cost of gasoline. Moore County golf resorts lost 11-17% of their revenues.
 - The addition to the Talamore cabana has been placed on hold. The cabana will receive new chairs and carpet, as well as interior painting this year.
 - Talamore *Eastside* development along holes 11, 13, 14 and 15 is not likely at this time in lieu of the current economy. Also, the sale price of the tract of land along Midland Road and Talamore Drive that would provide more access is presently too high.
 - The developer of Camden Villas at Mid South has been granted a 12-month extension on his option to buy and develop the tract of land along and behind hole #8. The development plan would be to construct a village of single-family homes in quads, similar to Camden Villas.
- Golf cart crossings/speed limit safety issue:
 - Crossing areas have been striped.
 - Candy Abbott reported on her meetings with the Chief of Police and Assistant Town Manager, Southern Pines, regarding a request to reduce speed limit:
 - 35mph is the regulation for Town of Southern Pines roads and, therefore, speed limit will not be reduced

- An additional speed limit sign was installed on Talamore Drive
 - Police may monitor speed limits from time to time
 - Residents are encouraged to call 800 numbers on UPS, Fedex and other delivery trucks to report speeding trucks.
 - Town may agree to install a new sign “Intersection Ahead” or “Blind Intersection Ahead” before eastside Knoll Road entrance.
- **Common Area Maintenance:** Jay Donovan reported:
 - John McDougald agreed to cut back corner of McNish and Highland View.
 - Pinestraw has been put down in that area.
 - The overgrowth of trees and bushes along McNish Road near the wetland area has been trimmed back, as requested.
 - Also agreed to water more often along Talamore Drive and Highland View Drive (opposite Glen Moor homes) and to reseed in the spring.
 - Homeowners noted that lawnmowers are set too low for those areas.
- **Undeveloped Lot Clean Up:** Jay Donovan reported that one property owner refused to have his undeveloped lot cleaned up. After no response to several certified letters regarding this issue, the BOD requested the HOA attorney (club management’s attorney) to write a letter to the property owner. Absent a response to the attorney’s letter, the BOD hired a contractor to clean the lot. This expense, along with attorney fees and 12% interest, has been charged to the property owner. The next step will be to place a lien against the property.
- **Mosquito Issues:** Following concerns expressed by homeowners at the 2008 Annual Meeting, Jay Donovan met with John McDougald to discuss what role the club management would be willing to play in an attempt to combat the mosquito problem at Talamore. Chuck Lillie and Jay Donovan also met with several agricultural extension agents to discuss the mosquito issue, especially in and near wetlands. Below is a summary of these meetings:
 1. Installation of bat houses. Bats eat mosquitoes and help reduce the problem. Bat houses must be installed in open areas to attract bats. All possible sites for bat houses are located on golf course property and would require their approval. John McDougald does not believe that bat houses are effective. It is possible that some homeowners and visiting golfers would find the bat houses unsightly, in addition it is difficult to attract bats and many times bats do not nest in the constructed houses.
 2. Small fish can be added to streams in the wetland areas. These fish eat the mosquito larva. Taylor Williams from Moore County Cooperative Extension believes that fish would be ineffective after visiting our site. The mosquito breeding areas at Talamore are located in pools of standing water.

3. Use of either Altosid or bti dunks are an ongoing process that does not eliminate all mosquito larva and is quite expensive. Use of these chemicals requires special certification. All other use is illegal. Taylor Williams again indicated that the dunks in our wetlands would lose their effectiveness much quicker than the advertised 30 day or 150 day period.

4. Restructure the wetland areas by digging lateral ditches to channel standing water into the stream that flows through the areas. This would eliminate the soggy mires where mosquitoes are breeding. Taylor Williams believes that this method could significantly reduce the mosquito population. This work could be done during the winter when the wetland growth is cut down. The cut growth must be removed before digging channels. This procedure would require golf course permission and HOA expense.

5. Taylor Williams indicated that the best-case scenario would be to decrease the size of the wetland areas by landscaping and adding more grass. In the reduced wetland areas, he recommends proper drainage of water into the stream and planting of appropriate scrubs that would absorb water to prevent the formation of standing water or soggy mires. Again, this remedy requires significant help from the golf course, and must be completed by hand. No use of machinery is allowed in wetland areas.

Note: Taylor Williams captured and identified two mosquitoes in the Talamore wetlands as Asian tiger. These mosquitoes bite during the daylight hours and travel about 100 yards from their resting area. He did indicate that calm nights are when mosquitoes can travel the 100 yards. Winds do limit the distance that they travel to feed.

Club management (John McDougald) advises:

- The golf course areas are to remain natural.
- TWHHA will be allowed to put down safe chemicals, at no expense to the golf course.
- Club management indicated that they would dig trenches.
- The water that flows from the wetland area on hole #6 flows through LONGLEAF golf course by ditches and pipes that feed into a lake. An underground pipe has collapsed, and the pipe belongs to, and would be the responsibility of, LONGLEAF. If this pipe were not repaired, then water flow would be blocked. The BOD will look into this issue.

Budget considerations do not allow the BOD to be able to move forward to further resolution of the mosquito issue. The cost of chemicals would be high, and a professional contractor would be required to be hired.

Jay Donovan advised that he would work with homeowners who may wish to pursue this issue further.

- **Front and Rear Entrance Landscaping:** Club management installed new landscaping at the front and rear entrances, along with signage at the rear entrance. As previously advised, TWHHA was responsible for 25% of the cost.
- **Holiday Decorations:** Club management provided fall decorations at the rear entrance. At a minimal cost, the BOD installed Christmas lights on the three crepe myrtle trees at the front entrance, and in 2009 will add lighting to the two crepe myrtles on each side of the front entrance.

Architectural Review Committee Report: Connie Fletcher, Chair of the Talamore ARC, reported that the ARC reviewed 10 applications during 2008, primarily landscaping requests. She also informed attendees that there remain 10 undeveloped lots. Attendees were reminded to refresh mailboxes with new paint and decals, as needed. The ARC plans to distribute a memo with pertinent information to all homeowners.

Amendment to HOA Bylaws: A proposed revised amendment to Exhibit C of the HOA bylaws, Article III, Meetings of Members, was distributed to all property owners. The amendment would allow notice of each meeting of members to be transmitted by electronic mail (email) to those members' email address on record with the HOA. Notice would be sent by USPS only when the member has no email address on record with the HOA. Ballots were distributed and collected at the meeting. A motion to amend the bylaws was made by Judy Davis; seconded by Brenda Geist; motion carried.

Selection of Two Nominees to the BOD: Ballot forms were distributed to attendees for the election of two new directors, noting only one vote per household. The ballots were counted and both nominees, **Clare Leach and Dan Pajak**, were elected. Roger Dreisbach motioned that the elections be passed; seconded by Candy Abbott; motion carried. Election of officers will occur at the next meeting of the new BOD.

President's Closing Comments: Jay Donovan thanked past and present members of both the Board of Directors and the ARC for their contributions to the community.

Adjournment: Cookie Dreisbach motioned that the meeting be adjourned. Ron Callahan seconded and the motion carried. The meeting adjourned at 12.10 pm.