

The Ross Ridge Property Owners Association (POA) Annual Meeting was held:

Saturday April 2, 2016

2:30 PM – 4:00 PM EDT

At the office of Pam Herndon State Farm Insurance, North Chatham Village, 11500 US 15-501, Chapel Hill, NC 27517

POA Officers attending were:

Wayne Herndon – President

Ron White – Vice President

Bill Romano – Treasurer

Fred Gvillo – Secretary

Mike Timmons – Member

Property Owners Roll:

<i>Lot:</i>	<i>Name:</i>	<i>Comment:</i>
6, 7, & 9	Mike Barnett	Attending
2	Fred & Kathy Gvillo	Both Attending
4	Wayne & Pam Herndon	Both Attending
20	Bernard "Britt" Keele	Absent
10	Mort and Sandy Matheny	Both Attending
13	Robert & Ashley Memory	Robert Attending / Ashley By Proxy
17	Khimji & Lori Nakrani	Both Attending
8	Butch & Karen Phillips	By Proxy (Bill Romano)
14	George & Missy Pyecha	By Proxy (Bill Romano)
15	Bill & Carlene Romano	Bill Attending
18	Helaine Smith	By Proxy (Wayne Herndon)
11	Richard Snow	Absent
1 & 12	Eddie & Jo Ann Thomas	By Proxy (Bill Romano)
5	Mike & Lorraine Timmons	Mike Attending
16	Kevin Welsh	Attending
3	Andy & Gail White	By Proxy (Wayne Herndon)
19	Ron & Terry White	Ron Attending

Property Owners of 18 of 20 properties (90%) were either present, or submitted written proxies prior to the meeting. As there was a quorum, Wayne Herndon called the meeting to order. The meeting agenda is attached.

Treasurer's Report (Bill Romano)

Bill Romano, POA Treasurer, presented his report. After discussion the report will be amended to include a more complete listing of expenses anticipated in 2016. For example, rental of the PO Box for \$34.50. Mort Matheny moved and Khimji seconded a motion to approve the Treasurers Report as amended. The motion carried without dissent. (The amended report follows on page 6).

Road Maintenance (Wayne Herndon)

Wayne reported that the Board has received one estimate of \$1,100 to complete preventative maintenance (e.g., filling cracks and sealing them). Bill Romano is seeking additional proposals. The Board intends to complete the work when the road has sufficiently dried-out.

Snow Removal (Wayne Herndon)

Since Ross Ridge was first developed, Eddie Thomas has removed the snow as soon as he has met his contractual obligations to other clients, including the Town of Pittsboro. Mike Barnett requested that the Board consider contracting for snow removal on Ross Drive and Carolina Court.

Pam Herndon moved and Sandy Matheny seconded a motion that the Board should get quotes for faster snow removal and evaluate the cost:benefit to the community. The motion was approved unanimously.

Mort Matheny moved and Khimji Nakrani seconded a motion to award a \$100 gift card to Eddie Thomas as a thank you for his services, and to encourage his continued service. The motion was approved unanimously.

Landscaping

Landscaping at the entrance to Ross Ridge was removed on October 31, 2015. The Board included the following question on the Annual Meeting Proxy Form:

Issue: Landscaping at the entrance to Ross Drive.

My vote regarding landscaping the entrance to Ross Drive, as proposed by Arbor Enterprises (see other-side of this document.) Please place an "X" on the line that reflects your vote.

- Yes, accept the proposal as submitted by Arbor Enterprises.
- No, do not accept the proposal as submitted by Arbor Enterprises
- Do NOTHING at the entrance, except plant grass.

Meeting participants were also asked for their vote. The results were:

- 6- Yes
- 1 – No
- 10 – Do nothing

Despite the vote, several members volunteered to develop a new proposal for consideration by the POA. Kevin Welsh will develop a Request for Quotation and solicit bids from at least 3-qualified landscape contractors to landscape the entrance and provide on-going maintenance. The Board will review Kevin’s proposal and decide next steps.

Community Watch

Mike Timmons introduced Captain Steve Maynor, Special Operations, Chatham County Sheriff’s Office. Captain Maynor presented a summary of Sheriff’s office, with emphasis on the Community Watch Program. Some of his comments follow:

- The Sheriff’s Office includes 104 sworn personnel (e.g., patrol) and 36 non-sworn personnel (e.g., administration and detention staff). Patrols are organized as 4-shifts with a plan for 32

officers on patrol at any one time. There is frequently less staff due to vacations, illness, training, and unfilled vacancies.

- Chatham County includes a total of 702 square miles. Each patrol zone is approximately 130 square miles. Approximately 40% of calls to the sheriff's office originate in the Northeast part of the county, i.e., the intersection of US Highway 64 and NC Highway 87, extending East to the Wake County Line and North to the Alamance, Orange, and Durham County lines.
- The Sheriff's Office is actively partnering with communities to help residents look after each other, relying upon the Sheriff's Office as back-up.
- Community Watch is not a vigilante group, walking the street armed. Residents may not detain a person, but it is permissible to get their photo and vehicle information. Community Watch alerts the Sheriff's Office when they observe something unusual or suspicious in the neighborhood
- Kathy Gvillo has agreed to serve as the Primary Point of Contact for the Sheriff's Office with the Ross Ridge Community Watch. Mike Barnett and Mike Timmons will serve as alternates.
- An application "nextdoor.com" is a private social network for a neighborhood. Kathy Gvillo will set-up the account for Ross Ridge. The Sheriff's Office uses this app to push-out messages to Community Watch contact persons, e.g., "Here is what we are looking for . . . ". They rely upon the community to share the message and provide information. This program has been very effective.
- Recent larcenies have included theft of prescription medications. Often, only a few pills are taken, so as to not make the theft obvious. The same for jewelry. Check that windows and doors are locked. Be especially careful with contractors in your home, e.g., maid services.
- Do not invite solicitors to your property or refer them to another resident. That is an "invitation". If a solicitor comes to your property, tell them that soliciting is not allowed in Ross Ridge and that they are trespassing. Get picture that would prove that they are on your property. You may not detain them, but inform them that if they come again, they will be charged with trespass. The Sheriff will respond to a call about a trespasser, but the POA would need to proceed with legal action.
- Some communities are installing security cameras at the entrance and exit to the community. Mike Barnett will investigate potential solutions and recommend any further action to the Board.
- **If any resident observes untoward behaviors, please call the Chatham County Sheriff's Office Dispatch Contact Center at 919 542 2911. The Sheriff's Office does not consider this an inconvenience. Stopping 5-crimes takes less time than solving 1.**
- Chatham County is the safest county in the region. Let's work together to keep it that way.

Amendment to the Covenants of the Ross Ridge POA

While several property owners have signed their approval in the presence of a Notary Public, a few property owners expressed concern with the proposed process for determining the Annual Assessment. Fred Gvillo presented a flowchart (attached) and discussed the process.

Property Owners who wish to endorse the amendments are asked to do so by April 11, so that the final documents can then be filed with the Clerk of the Chatham County District Court.

Election of POA Board Members for 2016-17 (Wayne Herndon)

For the benefit of new residents, Wayne Herndon distributed a brief summary of the history of the Ross Ridge POA Board. That document follows.

Mike Timmons stated that he does not wish to continue on the POA Board in 2016-17. The POA thanks Mike for his exemplary service to the community.

Wayne Herndon nominated Andy White to serve on the board.

Mike Timmons moved, and Khimji Nakrani seconded the nomination of the other 2016-16 POA Board members to continue their service in 2016-17.

There were no other nominations and the membership elected the slate by acclamation. The 2016-17 POA Board Members are:

- Fred Gvillo
- Wayne Herndon
- Bill Romano
- Andy White
- Ron White

As prescribed in the POA By-Laws, the new Board will select the officers to serve in 2016-17.

The community wishes to express their thanks to Mike Timmons for his service on the 2015-16 Board.

The meeting adjourned.

Respectfully submitted,

Fred Gvillo, Secretary

Ross Ridge Property Owners Association Annual Meeting Agenda

2:30 PM April 2, 2016

**Pam Herndon State Farm Insurance Offices
North Chatham Village
(Formerly Cole Park Plaza)
11500 US 15-501 N, Suite 216
Chapel Hill, NC 27517**

Wayne Herndon	Call-To Order
Fred Gvillo	Confirmation of Quorum
Bill Romano	Treasurer's Report
Wayne Herndon	Road Maintenance Snow Removal Landscaping at Entrance to Ross Drive
Wayne Herndon	Amendments to Covenants of the Ross Ridge POA
Mike Timmons	Community Watch <ul style="list-style-type: none"> • Presentation by Chatham County Sheriff's Office
Wayne Herndon	Other Business (Open Discussion)
Wayne Herndon	Election of 2016 Board of Directors of Ross Ridge POA
Wayne Herndon	Adjourn
Pam Herndon	Sign and Notarize Amendments to the POA Covenants

RRHOA Treasurer's Report as Amended 4/3/16**Current Assets**

Cash on-Hand	\$ 5,656.10
Savings Account	6,001.50
Lay Payment Fine Paid for Lots 6,7, & 9	150.00
Sub-Total	\$11,807.60

Payments in Arrears

Keele, Lot 20	\$1,860.00
Legal fees for lien on Lot 20	263.00
Sub-Total	\$ 2,213.00

Total Assets**Total \$13, 930.60****Unpaid Expenses**

Gunn & Messick – Covenants	\$500.00
Gunn & Messick – Lien on Lot 20	263.00
Progress Duke Energy	224.00
Total	\$987.00

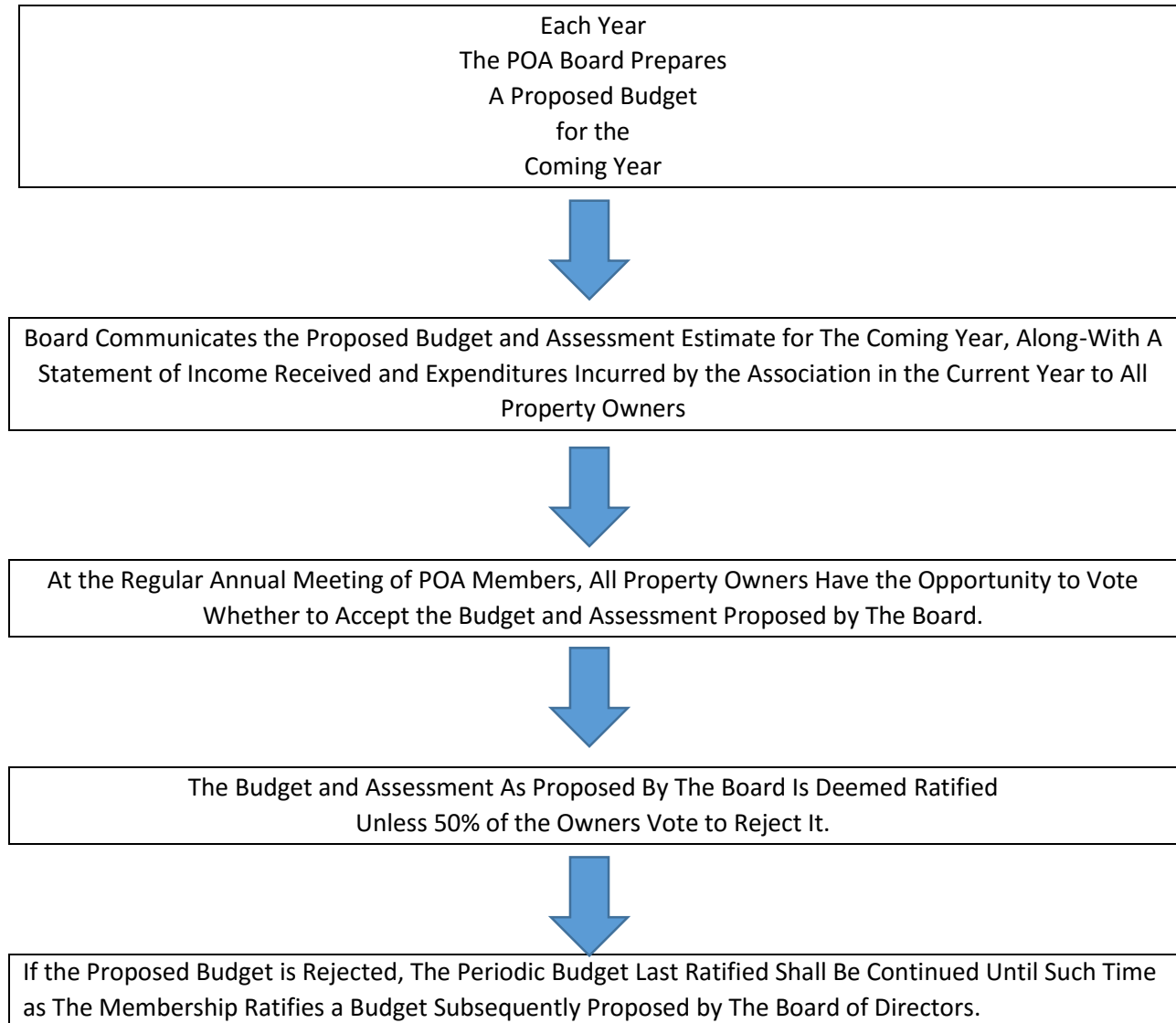
Net Balance of Assets Less Unpaid Expenses**\$13, 943.60****Summary of Expenditures for Previous Year**

Utilities (Avg. \$224/month)	\$ 2,688.00
LED Lights & Sign at Entrance	2,171.00
Insurance	425.00
PO Box Rental	34.50
Total	\$ 5,318.50

Anticipated Expenses in 2016

Utilities (Assumes no rate increase.)	\$2,016.00
Insurance	425.00
Road Repair (Pending Board approval)	1,100.00
Landscaping (Pending HOA approval)	1,000.00
PO Box Rental	34.50
Total	\$ 4,575.50

Anticipated Balance 12/31/16**\$9,402.60**



In considering the issue, the Board realized that fixing any assessment in the Covenants would be a mistake. In order to increase dues in the future, the Covenants would need to be amended again. Not, a simple process.

In reviewing covenants used by other POAs (not Ross Ridge), it became clear that it is better to set-forth a mechanism for setting assessments that deals with the unknowable future and trusts future Boards and property owners to do what is best for that time.

The result is the language in the proposed Amendments to the Covenants. No one can know what dues will be required to “keep Ross Ridge just like it is” in 2017 (or 2020 and beyond) but we can describe a process for dealing with most eventualities.

Dues for 2016 remain \$300.