

Pope Lake HOA Meeting

June 11, 2022

7:00 – 9:30 PM Napper Tandy's

11 of 20 lots were represented

A quorum is established with 55% of the homeowners represented

The meeting began with introductions of members present: Dave and Tammy Johnson, Wayne and Jennifer Signorelli, Ken and Nancy Barbour, Robert Memory, Terry Walton, Troy and Melissa Wilkerson, James and Carla Peterkin, Phil and Wendy Joyner, Hal and Ann McKinnon, Joe and Letizia Hemphill, Juan and Andrea Fernandez and son.

Meeting minutes from the previous meeting were approved

Jennifer (President) reviewed the information provided on the agenda

Discussion about the trees on the pond dam. Troy Wilkerson, new owner of Pope Lake shared his interest in helping with the tree removal and the stumps. The discussion included:

- Questions about the power lines
- Troy own the backside of the
- Troy assured the homeowners that the tree removal will be done and be done right.
- Stump discussion about removal or keeping them to rot
- Weakening of the dam due to stump removal, Troy shared while there are no guarantees he has the same interest as the HOA in ensuring the integrity of the dam
- Pine trees should come up easy
- Troy reassured the HOA he would do the best he could and make the dam packed carefully and correctly so there should be no problem. We sent \$3K estimates.
- The HOA is paying \$5000.00 toward the tree removal, which is what was collected.

Discussion about the road conditions of Swan Ln past the cul-de-sac. Jennifer received a quote to only seal the road from Howard Babbitt. Wayne reminded homeowners this was only a bandaid fix to the problem and the discussion let Ken Barbour to make a motion to get a quote regarding a complete resurfacing for Swan Ln from the cul-de-sac to the end of the road. James Peterkin seconded the motion and the motion passed unanimously.

Andrea Fernandez gave the Treasurer's Report with supporting documents

Andrea also shared the website for Duke Energy outages and Ken agreed to add it to the HOA website: Dukeenergy.com/UOT

Discussion from the committee that convened regarding the HOA Covenant-The committee is made up of Ken Barbour (Chair), Terry Walton, Juan Fernandez, and Joe Hemphill. Issues discussed:

- There is a 99 page document of minutes from previous meetings dating back to the beginning of the Association which was made available to all members.
- The committee met to go through the current covenants and minutes from the previous meetings to finalize what needs to be done with the covenants

- The recommendations presented are actually changes that have been presented in earlier meeting minutes but were never made as changes to the covenants
- From that meeting and the discussion about the inconsistencies of the the covenants being enforced and the accuracy of the information in the covenants, it was determined that the HOA needs to know the legal responsibilities to changing minutes or covenants. Terry reminded members that from the beginning of the HOA in order to change the covenants originally it would require an 80% agreement and after 20 years that would be come 66% agreement. The 20 years was in 2009.
- There was a great deal of discussion regarding the inconsistency of the enforcement of the covenants. Item discussed included:
 - Fences-James Peterkin reminded homeowners about the request to have a chain link fence across the back of his yard that was denied but Juan and Andrea Fernandez have one in their back section of the fence
 - Chickens-James Peterkin pointed out that the covenants specifically state no chickens, but Ken and Nancy Barbour have chickens
 - Discussion around burning yard debris concluded with an informal agreement that it was okay-though the covenants specifically state it can't be done. Household refuse is not allowed to be burned.
- Joe Hemphill moved to allow the committee to go to the attorney regarding the covenants, Hal McKinnon seconded the motion. Motion carried unanimously
- Questions to ask the attorney include:
 - Do items voted on in previous meetings automatically become a part of the covenants
 - What changes need to be included in the covenants?
 - How do we make changes to the covenants?
 - Do we do addendums to the covenants?
 - Do we have to rewrite the covenants?

Discussion about tree removal continued. The current covenants say tree removal requires prior approval. Robert Memory shared he never denied the removal of a tree but homeowners felt required to ask permission since it was in the covenants. Jennifer Signorelli added that cutting down trees is usually a requirement based on a need. Andrea Fernandez added about environmental concerns/requirements. Joe Hemphill made a motion to all homeowners to cut trees in their yard, Ken Barbour seconded the motion and the motion carried unanimously.

Juan Fernandez discussed his desire to allow homeowners to fire firearms. He gave a motion to allow homeowners to fire a firearm as it's safe to do so. There was not second to the motion so the motion died.

Jennifer Signorelli discussed the need to replace Patsy Bowman on the HOA Board. Ken Barbour made a motion for Tammy Johnson to become a member of the HOA Board, James Peterkin seconded it and the motion passed unanimously.

Volunteers for the Architectural Committee include: Joe Hemphill, Robert Memory, and Ken Barbour

Volunteers for the Beautification Committee include: Letizia Hemphill, Carla Peterkin, and Wendy Joyner

Ken Barbour moved to end the meeting and Hal McKinnon seconded-the motion passed unanimously.

