

Quarterpath Village Homeowners Association
Annual Meeting
January 7, 2024

The meeting was called to Order by Tim McKay, acting President at 1:09 p.m.

The following Board Members were present: Tim McKay, Randy Green, Pam Campbell, Adam Williams and Alina Mason. Paul Lilly - Absent

Ten Association Members were present.

Tim McKay, previous president, called the meeting to order and asked for a moment of silence for in memory of Bo Dudley, board member who passed away.

McKay explained that two of the board members' terms had expired and we needed to elect someone to fill the seat made vacant by Bo Dudley's death. McKay's seat and Mason's seat had expired on December 31, 2023.

The board nominated a slate as follows:

Tim McKay to be re-elected to his seat.

Alina Mason to be re-elected to his seat.

And, that Donald Fraley, III to fill Bo Dudley's vacated seat.

McKay asked for nominations from the floor and hearing none, made a motion to vote. Richard Campbell seconded the motion. McKay proceeded to pass out secret ballots with the board's nominations and write-in slots for anyone who wished to vote for anyone else. The vote was unanimously in favor of the board's nominations.

McKay went over the financials (attached), pointing out that there was a shortage in income of nearly \$6,000 due to unpaid dues not being on the report. The suggestion was made and affirmed by the board that we would move to a true P & L statement in the future and the board would adopt a budget for 2024 at the next regular meeting.

Also mentioned, that at the next board meeting on January 16, there will be a discussion on how to further proceed with late payments and putting liens on houses that are really behind in dues.

The board did not request an increase in annual assessment for 2024 and none was presented from the floor. Dues remain at \$155 per month.

McKay explained that the Board of Directors can raise the assessment each year up to 12%, any raise higher than 12% must be approved by a vote of 2/3rds of the members.

The Board will start discussing on how to proceed with Roofs, Parking Pads, Paving Berwickshire and other large expenses and present a plan in the future.

Right now on the roofs, we have 40 year shingles, which probably last about 30 years. The oldest roof was put on in 2003.

There is currently an issue with a roof which spans two units and since the owners cannot agree on how to proceed, that situation is in the hands of our attorney.

We are in the process of changing banking to Towne Bank with better options for our community.

Sheds - were mentioned, because Ashlie Johnson-Coggins and her husband Chandler Coggins along with Donald Fraley, III (Tripp) have expressed interest in building a shed. Tim explained we would have to talk to Thorpshire Board, because technically they own the common areas where the sheds would have to be built and each property owner would have to apply for building permits which would have to be approved by the City of Raleigh.

Also, Steve Vacendak made mentioned that the fences looked really good and that he has had several compliments from his friends on what a good job was done on the fences, gates, and mailboxes. And the board gave kudos to those who helped decorate the fences for Christmas.

New Business

Karen Campbell mentioned dressing up the point around the gazebo on Berwickshire. Something for the Board to consider.

McKay made a motion to adjourn the meeting at 2:30 and Karen Hammond 2nd the Motion, all were in favor.