

# JAMES LANDING PROPERTY OWNERS ASSOCIATION

P.O. BOX 16325 HIGH POINT NC 27261  
**Board of Directors Meeting minutes from the  
November 7, 2017 at 3006 Campfire Court**

- I. Call to Order – President Ed Currie at 7:16 pm
  - Directors in attendance were Madalyn Kunow and Randy Harris.
  - Rob Burgess, Treasurer was also in attendance
  - A motion was made by Madalyn Kunow to appoint David Pruitt onto the Board. The motion was seconded by Randy Harris and the appointment was approved by all.
  
- II. The minutes of the March 15, 2017 Directors meeting were presented  
The minutes were accepted as presented by Randy, seconded by Madalyn and approved by all.
  
- III. Financial Report – financials through September 2017 were presented by Rob Burgess. 2018 Budget presented and motion to accept the budget made by Madalyn and seconded by David, all were in favor of the 2018 budget as presented, and the budget is set at \$70,000.
  
- IV. New Business:
  - Lower pond cleanup update was discussed. On April 5<sup>th</sup> Madalyn, Ed and Greg met with Jay Salven from Foster Lakes Pond Management and Joe Pajic of Pajic Construction to look at the possibility of dredging the inlet at the lower pond with an on water dredger. Pajic was in Charlotte dredging a pond and invited the Board to go see the progress. On June 15<sup>th</sup> Ed and Greg went to Charlotte to view the work.
  - The Board was presented a quote from Foster Lakes to dredge the inlet in the lower pond for \$82,553.64. The Board discussed the quote including concerns regarding the high cost of the quote, how the calculations will be made to determine the actual amount of sludge removed and how and when the Board would be notified if it appeared that additional sludge would need to be removed once the project began and any additional cost that might be associated with that removal. Following the discussion of the quote it was moved, seconded and approved with Randy abstaining from the vote due to possible conflict of interest to move forward with the project once the questions regarding the measurement of the sludge removed were answered. Greg will set up a meeting with Jay from Foster Lakes to get the Boards questions answered.
  - The Board also had a brief discussion regarding the possibility of financing the sludge removal project. Rob suggested looking into a line of credit as well as a traditional loan. Ed and Greg will look into financing options.

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- Ed presented to the Board a proposal for POA to sponsor the placement of luminaries on Piedmont Parkway. A motion was made by Randy to sponsor the luminaries and David seconded the motion. The Board voted to approve the sponsorship.
- Annual meeting date was set for November 29, 2017 it will be held at Friendly Hills Church.
- Three seats for the Board, David's (2 year), Randy's (2 year) and Madalyn's (2 year) are up.

The Date of the next Board meeting was set for November 29<sup>th</sup>, 2017 at 7 p.m. it will take place at Friendly Hills Church.

With no further business to discuss a motion by Madalyn to adjourn the meeting at 8:37: pm seconded by Randy.

Respectfully submitted by Madalyn Kunow, POA Secretary.