

JAMES LANDING PROPERTY OWNERS ASSOCIATION

P.O. BOX 16325 HIGH POINT NC 27261

James Landing Property Owners Association

2017-Annual Members meeting Wednesday November 29th, 2017

7p.m. at the Friendly Hill Church 1450 Guilford Road, High Point, NC

- I. Call to Order: President Ed Currie @ 7:01 pm
- II. Secretary's Report: - presented by Madalyn Kunow. To establish a quorum Madalyn established that a Quorum was present to conduct the meeting and that proof of Notice of the meeting was mailed out by Golden Property Management. There were 10 members in attendance and 464 members represented via proxy.
 - a. There was a motion to approve the 2016 Annual Meeting Minutes. Motion made by Randy Harris, and seconded by David Pruitt. All present were in favor.
- III. Treasurers Report: presented by board appointed treasurer Rob Burgess from Akela Cove HOA 2018 Budget overview and discussion and overview of the expenses for 2017. There was a motion to approve by Ed Cline (Akela Cove), seconded by Charles Fiott (The Peninsula), all present were in favor.
- IV. Nominations from the floor for three Directors seats, to serve a two-year term.
 - a. Nominations were for David Pruitt (The Peninsula), Madalyn Kunow (The Peninsula), Randy Harris (Akela Cove) and a name brought forward from Ed Currie for a member of Yorktown Point, Gina Chapman to be put on the ballot. A discussion took place on what the interest was on behalf of Gina Chapman to be a director, Ed said she was not able to make the meeting due to other commitments but she told him she would be interested in being on the board. Since Ed Currie held a proxy from Crowne at James Landing (hold 458 votes), the members in attendance wanted to discuss what her interest was in being on the board, a majority of the members in attendance felt it would be best if Ed was going to vote for Gina Chapman that the members in attendance wanted to make an amendment to the POA By-Laws Article XV to vote to increase the number of members on the POA Board of Directors from five to six. (The By-Laws Article XV, section 1: These By-Laws may be amended, at a regular or special meeting, of the members, by a vote of a majority or of a quorum of the votes of members present in person or by proxy). Rob Burgess (Akela Cove) made a motion to make the amendment and Ed Cline (Akela Cove) seconded the motion. A present were in favor of the amendment taking place. The nominations onto the Board of Directors of all four members were close, a motion to close was made by Edmund Allen (Akela Cove) and seconded by Charles Fiott (The Peninsula). All nominees were elected onto the Board of Directors by a verbal vote of yes.

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V. Business and General Discussion:

- a. Ed Currie gave an overview of what happened in 2017, mostly an update on the need to have the inlet behind 3108 Camp Ranger Lane cleaned up again. There is a large quantity sediment build up in the pond from the stream feeding into this area of the pond. Although the City of High Point has not informed the Property Owners Association that the cleanup is necessary, the Board of Directors believes it is necessary to clean up because of the way the sediment build up looks to those owners who own property backing up to this part of the pond. The directors contracted with A&D Environment Company in 2011 to remove sediment from this area. There is no common area access to this area of the lower pond, to avoid tearing up an owner's driveway, the Board of Directors did research on a company that using on water dredging device to extract the sediment from the pond. A quote from Foster Lake Pond Management has been obtained, the quote for the removal of 750 cubic yards of sediment from this area of the pond is \$82,553 dollars.
The members in attendance wanted to discuss this proposal and several asked what the options were compared to this quote. Barry Siegal (BSC Holdings) talked about the possibility of having an engineering company check on the capacity of useable space in the lower pond to find out if the sediment could in some way be diverted (relocated) from this inlet to another part of the pond. By having an engineering firm do a sediment depth survey of the sediment depth of the entire pond, might mean that there would be the possibility of relocating by means of dredging the sediment, but placing the sediment into the pond in a different section. Randy Harris (Akela Cove) volunteered to contact Borum-Wade Engineering firm to ask that they perform the sediment depth and to determine if the pond has the capacity to transfer the sediment from one area of the pond to another area. It was agreed to that this avenue would be sought, and within the next ten days more information would be made available to the Board of Directors to review prior to signing the contract with Foster Lakes Pond Management.
- b. The Reserve Study was updated by Giles Engineering and the Board of Directors will be reviewing the update at a meeting to be held in January 2018.

VI. With no further business to discuss a motion to adjourn was made by at 8:45 pm.

Meeting minutes submitted by Secretary Madalyn Kunow