

Banbury Woods HOA
Annual Meeting Agenda

Wednesday, November 16, 2022 @ 7pm Bay Leaf Recreation Club or via Zoom

1). Call to order :7:00 P.M

b. Board Members Present:

Alison Hudson: President /Architecture

Kim Fryar: Treasurer

Keith Dolby: Secretary

James Wells: Pool/Tennis

Ian Worthington: Communication

Scott McGowan: Landscaping

2). Welcome & Opening Comments :

a. Welcome to first in person since 2019. 14 in Attendance.

b. Zoom Rules:

c. New Families Welcom

d. Great Social Gatherings.

3). Approve Meeting Minutes from 2021 Annual Meeting - see the minutes on our website:

bit.ly/BBW2021Minutes

Approved by voice affirmation.

4). Committee Reports:

a. Finance Treasurer's Report : Spreadsheet

i Discussion of the reserves and assessment differences
coming for future projects

ii Inflation concerns

iii James will do study at the end

b. Pool & Tennis : James from Spreadsheet.

i Pool Contract Discussion

ii Fence Repair

iii Pool Revamp with Raleigh Remodeling

iv Pool plaster planned for 2023-2024

- v Tennis usage to multi-use
- vi Kudos to James for jumping in and getting project going.
- vii Question: Level Bathroom
- viii Question: leaves/Pinestraw maintenance for Landscaping
- c. Landscaping :Scott McGowan Spreadsheet
 - i Questions on Bees and Ants at pool
 - ii Clear out around the fence No plans for pea gravel at this point.
 - iii Question of the deck extension on the back of pool: need to discuss the impervious surface, need to get surveyed first. We have to see what Wake County allows.
- d. Architectural :Alison Hudson
 - i Questions: overhang trees and bushes, discussion along Acres with DOT. DOT didn't cut it back much.
 - ii Speed bumps: DOT would have to run survey at HOA expense 50-70K based on research. Then pay for DOT to implement 1,000 per.
 - iii Could we get speed signs.
 - iv Could ask DOT to trip around stop signs.
 - v Please ask Architecture about concerns on line of sight.
- e. Communications : Ian Worthington
 - i Quarterly Newsletter.
 - ii Pam Missimer Google chat.
- f. Social :Allison Hudson:
 - i Always looking for new social events
 - ii looking to be sufficient through fund raising
- g. Reserve Study
 - i 3% inflation
 - ii Capital Expenses are peaks.
 - iii Questions on how to get software:
 - iv Known : unknowns? Pool decking

5). New Business

- a. Election of Board Members Approved by Acclimation
- b. Topics from the floor

will there be a survey every year? Survey every year, quarterly newsletter.

6). Adjournment :8:56 PM