

## **Thistle Downs Home Owners Association Minutes of January 22, 2019, Meeting**

The Thistle Downs Home Owners Association (HOA) Meeting was called to order at 2:00 p.m. at the Amenity Center by David Marino, HOA representative.

### **Items of Discussion:**

RV's and Boats. David Marino discussed this issue and asked for comments. After much discussion, it was agreed that David Marino will ask Ravina (CAM) to send a questionnaire to all property and homeowners and ask if Thistle should allow the parking of these vehicles in homeowners' driveways prior to and after their use by the homeowner for 24 hours, 48 hours, or not at all. Currently, our CC&Rs do not allow such vehicles. Some homeowners said that they didn't want to change the CC&Rs because they bought property in Thistle based on the information contained in the CC&Rs. There has been a 6-month trial period in Thistle involving the parking of an RV 48 hours before and after a trip. This trial period ends in February. As of yet, there have been no complaints.

Personal Golf Carts. A homeowner has requested that residents be permitted to own personal golf carts and drive them in our community. The issue was discussed, and everyone agreed that CAM will send an email to all property and homeowners, asking for their opinions on this topic. Currently, the CC&Rs do not permit the use of personal golf carts.

Fences. Residents with pools are required to have fences around the pools, per NC state law. In general, the CC&Rs allow fences in our community; however, final approval is required by the Architectural Committee. It was suggested that the Architectural Committee establish guidelines on the type of fences allowed in our community to ensure compatibility in look and size. Currently, one homeowner without a pool has had plans approved by the Architectural Committee for a fence in her backyard. The CC&Rs do not allow fencing in front yards.

Use of Amenity Center. One of our property owners has asked to use the "pilates room" in the Amenity Center for a "core" class. After much discussion, it was agreed that it should not be permitted.

Amenity Center Painting. The painting is still scheduled to occur this winter. CAM is still considering the possible contractors.

Greeters. There was some discussion on whether having “Greeters” was necessary in our community. The public already can enter Thistle by saying they are golfers or are looking at property. And the back gates are open every day except Sunday. We currently spend \$30,000 a year for the front gate “Greeters.” It was suggested that the discontinued use of the “Greeters” would allow us to pay for the upgrade to the hardware and software for the front and back gates. David Marino noted that our front gates will need to be replaced as they have not operated properly for the past year. Pete LaBoy suggested that we come up with a 3-5-year plan for such improvements.

Committees. We currently have the following committees:

- Social Committee (Dani and Steve Wileman and Marie and Pete LaBoy). Dani brought a sign-in sheet for various activities that the Social Committee planned, and many attendees signed up. The activities included “Nine and Dine,” “TGIF,” and a 2-day golf tournament. You can find more information at [www.thistlepoa.com](http://www.thistlepoa.com).
- Finance Committee (Bob Molloy and David Marino)
- Amenity Center Committee (Mary Millard, Garin Waters, and Joan Bornkessel) Mary spoke about the importance of adhering to the policy and procedural guidance contained in the Amenity Center Binder, which can be found on the bureau in the front of the Amenity Center. Mary also said that everyone can use the code “2284” to enter the Amenity Center from midnight to 5 a.m. The outside lights are programmed and should not be changed. Mary added that the cushions on the outside chairs and lounges cannot be dry-cleaned but another company has been hired to clean them. Mary also ordered another folding table for the Amenity Center.
- Common Areas Committee (Sonya Edwards and Eileen Shake)
- Gate House Committee (Bob Molloy and Tyler Thomas)
- Roads Committee. We need volunteers.

HOA Representative Position. Currently this is a 1-year position; however, Mary Millard suggested that it be a 2-year position, which could be extended by 1 year. Anyone wishing to serve in this

position should submit his or her name for nomination at our February 18 HOA Meeting. You can also submit another person for nomination at this meeting.

Budget. There was some discussion about the possible costs to repair our roads. Pete LaBoy suggested that it could hypothetically cost \$1,000,000 for this work, which means that each homeowner could be required to pay about \$7,000. We will ask Bill Haberman for an update on the status of our roads at the February 18 HOA meeting. Because our meeting was running late, the 2019 budget was not discussed in length.

**Adjournment:** As there were no other issues for discussion, the meeting was adjourned at 4:15 p.m.

Respectfully submitted,

Mickey Marino