

**FOREST PARK HOMEOWNERS ASSOCIATION**  
**Annual Meeting Minutes**  
**November 4, 2009**

Meeting was called to order by President Josh Walker at 7:00 pm. 16 people were in attendance and three proxies were submitted.

Minutes of previous meeting were read and accepted.

Old Business:

**Outstanding Dues:** Article B Section 2 allows for a lien to be placed on properties after a certified letter is mailed. It was discussed that the board will send certified letters and speak to a lawyer about placing liens sometime during 2010. The board will focus on properties more than two years behind.

**Charge Interest of 10%:** Article G Section 1 allows 10% interest to be charged on delinquent property dues. It was undecided if the board will do this and will be revisited during the year.

**Parking on street of excessive number of vehicles?** Speak to your neighbors.

**Parking in yards?** By covenant, parking is only permitted on hard-surfaced areas.

New Business

**Community Watch:** Officer Loher is the representing officer. Forest Park will be part of the Derby Park Neighborhood watch with the meetings being every third Thursday of every month at the West New Bern Rec. Center at 6pm. Two people volunteered to be Block Captains; Freda Tyndall and Rick Snow. We still need more volunteers, please talk to Josh Walker about volunteering. The President will attend the December meeting and then speak with the Block Captains. *Note: December meeting was not held, will attend the January meeting.*

**Increase in Dues:** Article E Section 2(a) allows for a 10% increase in dues each year without a vote of the homeowner's. Article E Section 2(b) allows for a greater increase with 2/3 of the homeowner's voting in person or by proxy. It was discussed that no increase will be made for 2010 but the issue will be revisited during the 2010 meeting if collections do not get better.

**Architectural Control Committee:** Article J allows for a three person committee to review new construction. It was voted to have the board be the committee.

**Lawn Maintenance:** Top Cut was renewed for \$510/month to do lawn maintenance of common areas after discussions finding new proposals.

**Election of Officers:** President and Treasurer were reelected. Cheryl Langley was voted in as Secretary. Jeanne Crockett was reelected as the 1 Year Board Member. Other board members were renewed last year. 2-Year Trustee is up in 2010 and 3-Year Trustee is up in 2011.

Cheryl Langley also volunteered to do the newsletter in place of Jeanne Crockett

The meeting was adjourned at 8:30 pm.