

MINUTES OF SPECIAL MEETING
OF
BOARD OF DIRECTORS
OF
POPE'S LAKE HOMEOWNERS ASSOCIATION, INC.

We, the undersigned, being all of the directors of Pope's Lake Homeowners Association, Inc., do hereby agree and consent that this Organizational Meeting of the Board of Directors of this Corporation was held on the 30th day of June, 1999 as set forth in the written Waiver of Notice signed by all the Directors, and attached to the minutes of this meeting.

There were present the following Directors:

Name	Address	Phone
William R. Pope	70 Swan Lane Angier, NC 27501	919-639-6002
Sybil W. Pope	70 Swan Lane Angier, NC 27501	919-639-6002

The meeting was called to order by William R. Pope, President of Corporation and Chairman of Board of Directors.

William R. Pope, Chairman and President reported that since the filing of the Articles of Incorporation no business has taken place within the corporation, assets have been placed into the corporation, namely Common Properties described in Deed Book 1350, Page 247-248, Harnett County Registry but no liabilities have been taken on by the corporation.

ANNEXATION OF NEW PROPERTIES TO THE SUBDIVISION

Sybil W. Pope, Secretary then proceeded to the new business of annexation of additional properties into the subdivision. It being the desire of the Developer, William R. Pope that the following properties be annexed into the properties for the benefit of the Subdivision to maintain the character and integrity of the properties within and around the Subdivision. Upon motion duly made, seconded, and unanimously carried it was:

RESOLVED, that the following properties receive a standing invitation to be annexed into the Subdivision:

<u>Owner</u>	<u>Deed Book & Page</u>	<u>Parcel ID No.</u>
William R. Pope et ux Sybil W. Pope	Out of: 515/153: See Map 98-48: HCR	Out of: 04-0692-0006
Harold Conyers et ux Karla Conyers	DB 824, P 261	04-0692-0005
Scott Carpenter	DB 848, P 785	04-0692-0006-01
Dottie Pope & Barbara Pope	DB 770, P 689	04-0692-0007
Donald R. Pope et ux Nelda M. Pope	DB 770, P 686	04-0692-0008

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AMENDMENT OF RESTRICTIVE COVENANTS

Sybil W. Pope, Secretary then proceeded to further new business of amending the restrictive covenants of the subdivision to maintain the character and integrity of the properties within and around the Subdivision. Upon motion duly made, seconded, and unanimously carried it was:

RESOLVED, that the covenants of the subvision are amended by adding the following covenants:

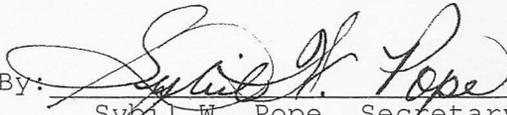
1. "Pope's Pond" is "Common Property" with ownership vested in Pope's Lake Homeowner's Association, Inc. As such, restrictions are specifically placed on the use of the property, namely:
 - a. No seining or netting of fish shall be allowed;
 - b. No stocking of of the pond with fish or fowl shall be allowed except as specifically allowed by the Homeowner's Association;
 - c. No fishing is allowed to the general public;
 - d. Only the members of the Homeowner's Association, children, parents and invitees accompanied by a Member shall be allowed. Invitees to fish shall be limited to one (1) person per member per visit.
 - e. No person shall use or permit to be used any boat having motors other than small electric trolling motors.
 - f. No pumping or other transfer of water out of the pond shall be allowed;
 - g. No noxious, offensive or environmentally unsound activity, condition or trace shall be carried on or permitted upon any pond nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

2. No tree over twenty four (24 inches) in circumference measured at any point within twelve (12) inches of the base may be removed from any lot without prior written consent of the Architectural Control Committee.

FURTHER RESOLVED, that the officers of the Corporation be, and they hereby are, authorized, empowered and directed to take any and all steps, and to execute and deliver any and all instruments in connection with consummating the transaction contemplated by the aforesaid proposal and in connection with the carrying the foregoing resolutions in effect

There being no further business to come before the meeting, upon motion duly made, seconded and unanimously carried, the same was adjourned.

This the 30th day of June, 1999.

By:  (SEAL)
Sybil W. Pope, Secretary

Attest:


_____, Director

POPES LAKE HOMEOWNERS ASSOCIATION

POPES LAKE ROAD
ANGIER, NC 27501
919-639-6002

November 5, 2004

Dear Friends and Neighbors:

Sybil and I are hosting the first joint meeting of Popes Lake Homeowners Association on Monday, November 22 at 7:00PM at our home at 70 Swan Lane.

We are looking forward to each one of you getting to know the others better. Please feel free to bring your families.

We will be forming committees to ensure the future of our beautiful area.

Our association attorney, Mr. Will Pope will be here to help answer any questions you might have.

Sincerely,

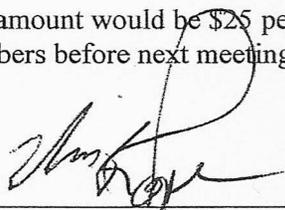
POPES LAKE HOMEOWNERS ASSOCIATION



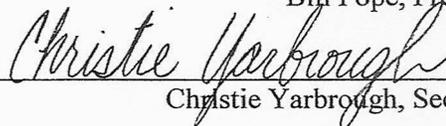
William R. Pope, President

Pope's Lake Homeowners Association
Meeting Minutes
Monday, November 22, 2004

- Meeting called to order by Bill Pope at 7:15
- Invocation by Donald Pope
- Introductions of homeowners and attorney, William Pope
- William Pope, attorney, agreed that a 40% quorum of lot owners were necessary and were in fact in attendance and agreed to proceed with meeting
- Sybil Pope resigned as Secretary and motion for Christie Yarbrough to become Secretary was made by Danny Brinson and second by Jack Gardner
- Comments by William Pope regarding Bill Pope's ability to appoint committee members under current agreements and purpose of meeting with regard to setting up committees
- Concerns expressed regarding current association covenants and bylaws
- Questions whether all lots inside gates were included in the association
- Minutes of previous meeting held on June 30, 1999 were read by Sybil Pope and motion to accept were made by Dottie Pope and second by Terry Stepp
- Concerns expressed over the uncertainty of nominating members to committees if they may not be a part of the association
- Question regarding whether homes not meeting minimum square footage requirements would be required to be brought up to standards when sold. Bill Pope indicated that homes built before the existence of the covenants and bylaws are grandfathered
- William Pope spoke of setting up a grievance committee to handle grievances
- Covenants and Bylaws came to question and Bill Pope agreed to provide copies of covenants, bylaws, and maps to all lot owners before next meeting. William Pope, attorney explained that covenants are rules and bylaws explain how rules are established
- Several issues including timing of construction after lot purchases, lot boundaries, liabilities, and annexation were brought up, and Terry Stepp made a motion to reconvene after receiving covenants, bylaws, and maps
- Bill Pope explained each committee to include the following: Architectural Committee, Grievance Committee, Beautification Committee, and Nominating Committee. Each will consist of 4 members. All grievances must be submitted in writing
- Monday night was agreed upon as the best night to schedule a meeting in January to nominate committee members
- Bill Pope discussed the issue of monthly dues and that the amount would be \$25 per month. It was decided that a budget should also be sent to all members before next meeting to assess where dues will be spent.
- Meeting ended at 8:40



Bill Pope, President



Christie Yarbrough, Secretary

POPES LAKE HOMEOWNERS ASSOCIATION

70 SWAN LANE
ANGIER, NC 27501
919-639-6002

January 27, 2005

TO: POPES LAKE HOMEOWNERS ASSOCIATION MEMBERS

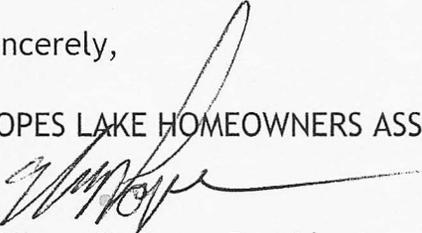
Enclosed you will find the minutes of our last meeting held November 22, 2004 and also information requested by several members.

- A. Minutes of the June 30, 1999 Board of Directors meeting
- B. Popes Lake Homeowners Association Declaration of Protective Covenants
- C. Popes Lake Homeowners Association By-laws
- D. Map of Popes Lake showing the common areas and the nature trail easements
- E. Proposed annual budget
- F. Copy of Popes Lake liability insurance policy

Notification of the next meeting will be forthcoming.

Sincerely,

POPES LAKE HOMEOWNERS ASSOCIATION



William R. Pope, President

POPES LAKE HOMEOWNERS ASSOCIATION

POPES LAKE ROAD
ANGIER, NC 27501
919-639-6002

February 8, 2005

TO: POPES LAKE HOMEOWNERS ASSOCIATION MEMBERS

The next meeting of our association will be held Monday, February 21, 2005 at 7:00PM
at 70 Swan Lane, Angier, NC.

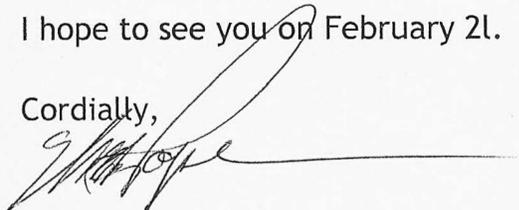
You are encouraged to be present.

ORDER OF BUSINESS

1. Invocation
2. Introduction of members not present at 11/22/04 meeting
3. Roll call quorum
4. Proof of notice of meeting
5. Adoption of minutes of 11/22/04 meeting
6. Unfinished business
 - A. Adoption of budget
 - B. Date to officially begin dues
 - C. Appoint members to the following committees:
 1. Nominating committee
 2. Grievance committee
 3. Architectural committee
 4. Beautification committee
7. New business
8. Adjourn

I hope to see you on February 21.

Cordially,



William R. Pope, President

POPES LAKE HOMEOWNERS ASSOCIATION

POPES LAKE ROAD
ANGIER, NC 27501
919-639-6002

March 29, 2005

Greetings to all!!

Thanks to all who attended the meeting on February 21 in our home. Attendance was very good. Please review the enclosed minutes of the meeting recorded by secretary, Christie Yarbrough.

Special thanks to those who agreed to serve on our committees. I suggest that each committee Chairman have a meeting of his/her committee to study the needs that are in your care according to our covenants and by-laws.

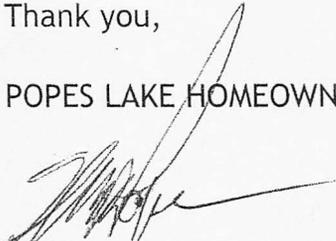
Thanks also to Sonya, Pat and Keith for agreeing to host the annual meeting which was scheduled for April 16 in the form of a cookout and meeting. Sonya has suggested and I agreed that we postpone the annual meeting from April 16 until Saturday, May 21 due to Pat's recuperation from surgery. We all wish her well and a speedy recovery.

Thanks to all who have paid their dues, especially those who have paid up through December. As you are aware the dues are \$25.00 per lot per month. We would appreciate a check from those who have not yet made their payment.

On a final note, we would like to congratulate Keith & Lisa Weatherby on moving into their new home, and to let Greg & Myra Taylor know how good their house is looking and eagerly await its completion.

Thank you,

POPES LAKE HOMEOWNERS ASSOCIATION, INC.

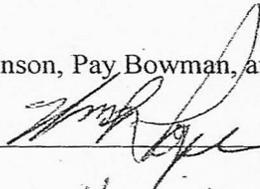


William R. Pope, President

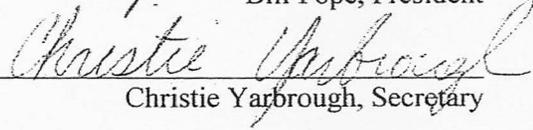
Pope's Lake Homeowners Association
Meeting Minutes
Monday, February 21, 2005

- Meeting called to order by Bill Pope at 7:15
- Invocation by Sybil Pope
- Introductions and roll call
- Minutes of November meeting read and motion to approve by Dave Stepp and second by Worth Bowman
- BUDGET
 - Issues regarding roads being taken over by the state were raised and attorney, William Pope, explained when/how state takes over roads of subdivisions
 - Bill Pope agreed to bring Swan Lane up to state standards at his own expense at which time enough lots were sold for state to take over roads
 - Extension road of Swan Lane can never be taken over by the state therefore, it will be maintained by the Homeowners Association
 - Question raised regarding what areas were considered "common areas". Bill Pope read description of "common areas" from by-laws in article two - definitions section "C" as follows:
 - "Common Areas" means all roadways, easements for public and private utilities, pedestrian and recreation easements, and any other property (real or personal or mixed) or interest therein which the DECLARANT declares to be a Common Area and/or which the Association acquires and accepts as such.*
 - It was agreed that the "Lake" will from hence forth be referred to as the "small lake"
 - Dave Stepp made a motion to approve the budget and second by Dottie Pope
- DUES
 - Bill Pope made a suggestion to begin payment of dues starting January 1, 2005 in the amount of \$25 per month
 - Motion made by Worth Bowman to begin payment of dues March 1, 2005 and second by Danny Brinson. All votes were in favor
 - Request made by Bill Pope to pay dues annually by check to Pope's Lake Homeowners Association
- It was determined that lot owners who were grandfathered would be a part of the association
- COMMITTEES
 - BEAUTIFICATION - Jason Yarbrough (Chairman)
 - Dave Stepp
 - Sybil Pope
 - ARCHITECTURAL - Pat Bowman (Chairman)
 - Sybil Pope
 - Sonya Brinson
 - Dave Stepp
 - GRIEVANCE - Danny Brinson (Chairman)
 - Bill Pope
 - Pat Bowman
 - NOMINATING - Lisa Weatherby (Chairman)
 - Bill Pope
 - Myra Taylor
 - Motion to accept and close committee members made by Worth Bowman
- Annual Meeting will be held Saturday, April 16th in the form of a cookout. Plans will be

- made for the cookout and carried out by Sonya Brinson, Pay Bowman, and Keith Weatherby
- Motion made to adjourn by Bill Pope at 8:00



Bill Pope, President



Christie Yarbrough, Secretary

POPES LAKE HOMEOWNERS ASSOCIATION

POPES LAKE ROAD
ANGIER, NC 27501
919-639-6002

May 13, 2995

Greetings to everyone!!

This is notice that the annual meeting of the Popes Lake Homeowners Association will be Monday, May 23, 2005 at 7:00PM at the home of Danny and Sonya Brinson, 64 Swan Lane, Angier, NC 27501. Everyone is encouraged to come and be an active part of our association. We thank Danny and Sonya for graciously opening their home for our meeting. Following is the meeting agenda as of today.

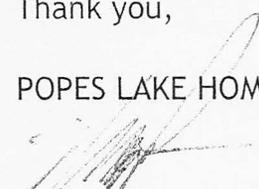
- Invocation
- Introduction of new members and guests
- Roll call quorum (40% of eligible votes)
- Proof of notice of meeting
- Adoption of minutes of the 2/21/05 meeting
- Order of business
 - Treasurer's report
 - Dues schedule
 - Report from committee chairpersons
 - Nominating
 - Grievance
 - Architectural
 - Beautification

- New business
- Adjourn

I look forward to seeing you on Monday, May 23.

Thank you,

POPES LAKE HOMEOWNERS ASSOCIATION, INC.



William R. Pope, President

Pope's Lake Homeowners Association
Meeting Minutes
Monday, May 23, 2005

- Meeting called to order by Bill Pope at 7:15
- Invocation by Danny Brinson
- Introductions and roll call
- Minutes of February meeting read and motion to approve
- Discussion of Treasurer's report
 - Dues schedule handed out
 - Motion made and seconded that unpaid dues be handled by first making a phone call and last resort is sending a letter
 - Budget proposal handed out
- Committee Chair Reports
 - Nominating Committee (Lisa Weatherby) - Motion made to nominate Terry Walton as Treasurer and seconded and approved
 - Architectural Committee (Pat Bowman) - Sandy and John Kopansky took off deck and will replace and add a fence
 - Grievance Committee (Danny Brinson) - Letter submitted regarding the sink hole in the cul-de-sac in front of the Brinson home and a contractor is looking into the matter. Letter also submitted regarding grounds and beautification, specifically the grass cutting issue.
 - Beautification Committee (Jason Yarbrough) - motion made to let the beautification committee take control of the grass cutting. Motion was made by Dave Stepp that homeowners would cut their own yards to the road and that grass over 8" tall for more than one week would require further action. The first warning would be by phone call and the second would be a letter. If no response within 5 days, the homeowner would be charged \$50 assessment for grass cutting. The motion was seconded and approved.

Bill Pope

Bill Pope, President

Christie Yarbrough

Christie Yarbrough, Secretary

POPES LAKE HOMEOWNERS ASSOCIATION

POPES LAKE ROAD
ANGIER, NC 27501
919-639-6002

March 27, 2006

Attention: Popes Lake Homeowners

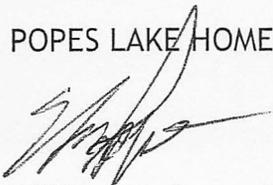
Enclosed please find the following items of information to assist you in preparation for the annual meeting of the Popes Lake Homeowners Association on Monday, April 3, 2006 at 7:00PM at the home of William and Sybil Pope, 70 Swan Lane:

Agenda
Minutes of the May 23, 2005 meeting of the Association
Treasurer's Report
2006 Budget

I hope to see you at the meeting on April 3rd.

Sincerely,

POPES LAKE HOMEOWNERS ASSOCIATION



William R. Pope, President

POPES LAKE HOMEOWNERS ASSOCIATION

POPES LAKE ROAD
ANGIER, NC 27501
919-639-6002

AGENDA

For Annual Meeting of April 3, 2006

- A. Roll Call
- B. Proof of Notice of Meeting
- C. Adoption of Minutes of Previous Meeting
- D. Reports of Officers
 - 1. President-Bill Pope
 - 2. Secretary-Christie Yarbrough
 - 3. Treasurer-Terry Walton (Treasurer's Report)
- E. Reports of Committees
 - 1. Architectural Committee
 - 2. Grievance Committee
 - 3. Beautification Committee
- F. Appointment of Inspectors of Election
- G. Election of Directors
 - 1. Proposal by Board to expand Board of Directors to three (3)
 - 2. Election by Secret Ballot
- H. Unfinished Business
- I. Capital Expenditures Budget
- J. General Operations Budget-2006 Budget
- K. New Business
- L. Adjournment

POPES LAKE HOMEOWNERS ASSOCIATION

POPES LAKE ROAD
ANGIER, NC 27501
919-639-6002

April 11, 2006

Attention: Popes Lake Homeowners

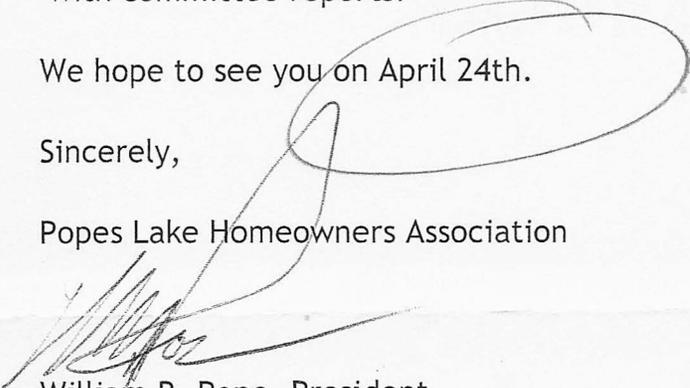
The annual meeting of the Popes Lake Homeowners Association will resume on Monday, April 24, 2006 at 7:00PM at the home of William and Sybil Pope, 70 Swan Lane.

We will continue the meeting agenda at the point of adjournment, resuming with committee reports.

We hope to see you on April 24th.

Sincerely,

Popes Lake Homeowners Association



William R. Pope, President

**POPE'S LAKE HOMEOWNERS
ASSOCIATION MINUTES
MONDAY, APRIL 24, 2006**

- * Meeting called to order by Bill Pope at 7:15.
- * Invocation by Worth Bowman.
- * Danny Brinson addressed grievance received concerning A&B stock votes.
- * Danny Brinson read letter from Bill and Sybil Pope that stated they would void all B stock.
- * Report was read from Beautification Committee chairperson, Sandy Kopański. Sandy contacted the Wildlife Association regarding the turtles that have been found dead in and around the lake area. They suggested the lake water be tested. We also discussed using natural materials such as barley and rock salt to treat the water. Warm weather may have been a possible cause for the turtles dying. We agreed that we would further monitor the situation.
- * Bill Pope recommended adding a third member to the Board of Directors. It was discussed and voted in favor of.
- * Terry Walton brought up a NC state law that passed January 1, 2006 regarding homeowner's association board of directors not being able to nominate board members.
- * It was discussed that the board would look further into the matter and bring by-laws up to date if necessary.
- * Dottie Pope motioned to vote for 3rd board member. The motion was passed unanimously.
- * The following Board members were voted and approved:
 - Bill Pope
 - Danny Brinson
 - Keith Weatherly
- * Pat Bowman suggested that the Beautification committee be divided into groups, one being grounds and beautification and the other construction.
- * The following officers were elected:
 - President – Danny Brinson
 - Secretary – Pat Stevenson
 - Treasurer- Terry Walton
- * Terry Walton suggested that anything over \$500.00 purchased should be considered a capital expenditure. It was voted on and passed.
- * Meeting ended at 8:15 p.m.



Danny Brinson, President



Acting Secretary, Sonya Brinson

Pope's Lake Association Director's Meeting
Thursday, August 17, 2006

Present: Danny Brinson, President
Bill Pope, Director
Keith Weatherly, Director
Pat Stephenson, Secretary

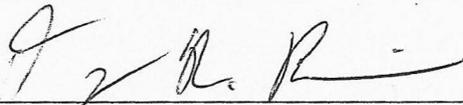
The following topics were discussed:

1. A motion was made by Bill Pope to recommend "in ground" pools only. The Architectural committee will be informed.
2. A recommendation was made to stagger terms on the Board of Directors. A suggestion was made for a 1, 2, and 3 year term with the election of one new Board member each year. This would allow for continuity on the Board. The recommendation will be taken to the Association for a vote.
The Board will decide exactly how this will work prior to the next Association meeting.
3. Bill Pope suggested an irrigation hook up from the Jones's new dwelling to water plants around the entrance pillars. He has talked to the Joneses about this suggestion. This would accommodate planting seasonal flowers and keeping them watered.
4. Bill Pope recommended that new construction be all brick (front and back of all structures). He has talked to Dess and Deborah Langdon as well as the Joneses. There were some reservations by the other Directors and more discussion needs to take place. A decision will be made by Sunday August 20. The Architectural committee will have to be notified.
5. The Petruzzio's three lots went up for sale on Thursday August 17. This has increased the number of available lots in the association and the potential for additional construction.
6. Bill Pope suggested meeting with all members of committees to discuss their responsibilities. These meetings will take place at some point in the future.
7. Discussion took place regarding grass growing into Swan Lane. Darrell's Lawn Care Service, Inc. was contracted and paid to clean it up. One section on Pope's Lake Road has been completed (from the gates to Swan Lane), but Swan Lane has gone untouched. This will be looked into as there is concern about the grass destroying the pavement.
8. Bill Pope suggested a neighborhood cookout to welcome all new members of the community. The money can be taken from the Association to pay for it. Danny Brinson will organize this event.
9. Harold Barnes bought the Belmont lot on Swan Lane. Danny Brinson will notify them they must begin construction within nine months.
10. Discussion took place regarding the acquisition of Pope's Lake and the shares offered in the Pope's Lake LLC. There is concern regarding several matters.

11. A suggestion was made to petition the State to give up Pope's Lake Road from the gates and the Association takes over maintenance. A suggestion was also made to place gates at the entrance. This would increase property values and make our community safer as well as keep unwanted traffic out. Keith Weatherby will check into requirements regarding a cul-de-sac for a turnaround at the gates. There are also questions about the plans for future development and laws concerning access. These will be further investigated. Bill Pope stated no commercial activities would be allowed at Pope's Lake.

12. Danny Brinson expressed concern regarding the number of geese and the associated health hazards. His property is especially impacted. He suggested purchasing two swans to chase them off. He has gotten a price of approximately \$200 each for small swan. He will check into this further.

Meeting adjourned at approximately 8:30 p.m.



Danny Brinson, President
Pope's Lake Association

26 Aug 06
Date

Pope Lake Homeowners
Association Minutes
Sunday, February 25, 2007

In attendance were Bill Pope, Dan Brinson, Keith Weatherly, and Terry Walton

- Meeting called to order by Bill Pope at 4:05pm
 - Prior Directors meeting minutes were read and approved
 - Current finances were reviewed.
 - Checking account balance as of 2/25 is \$4863.93
 - 2006 budget was reviewed against actual
 - 2007 budget was presented
 - An estimated \$1600 reserve was not spent for 2006
 - An estimated \$2600-2800 is available for spending
 - A full treasurer's report will be made through 3-31 at the annual meeting
- It was determined that the cost of a fountain for a 5 acre pond would exceed existing funds and should be temporarily delayed pending future funding.
- Keith Weatherly recommended that a professional pond maintenance group may provide some ideas regarding how to maintain the health of the pond. Dan Brinson has agreed to get pricing for that service.
 - Bill Pope would like to see some of the funds spent on repairing the trails. He mentioned plastic, gravel and possible pipes for drainage. Keith agreed to get pricing for gravel.
 - The homeowner's tax report (form 1120-H) is due March 15th, 2007. Bill Pope agreed to contact Keith Raynor (who prepared the 2006 report) and fax him the current information.
 - There are 2 items regarding potential By-law changes that will be presented for a vote at the annual meeting.
 - 1) To ensure continuity of the Board, Bill Pope would like to see each of the 3 directors to be assigned a term of 3, 2 and 1 year respectively. Since this will affect how many new directors would be voted in during the annual meeting, this vote will take place 1st and the nominating committee would have 2 sets of Ballots pending the results.
 - 2) The 2nd vote would be for a bylaw change that would require that the exterior of all new home construction be done in a Masonry finish.
 - The date for the 2007 annual meeting has been set for Saturday, April 21st at 5pm at 64 Swan Lane (Danny & Sonya's)
The meeting will be followed by a barbeque meal at approximately 6:30.
 - The last item discussed was to proceed with the purchase and placement of birdhouses for the beautification of the neighborhood.
 - Meeting ended at 6pm.

POPES LAKE HOMEOWNERS ASSOCIATION

POPE LAKE ROAD
ANGIER, NC 27501

March 1, 2007

Popes Lake Homeowners,

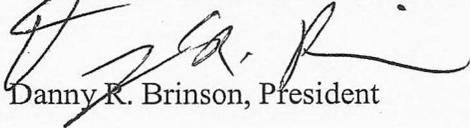
The annual meeting of the Popes Lake Homeowners Association will be held on Saturday, April 21, 2007 at 5:00 PM at the home of Danny and Sonya Brinson, 64 Swan Lane. The meeting will be followed by a barbeque meal at around 6:30PM.

Please review the enclosed agenda and the minutes from the February 25th Directors meeting. Note that two changes to the current Association by-laws will be discussed and voted on. The 2007 budget, as of March 31, will also be presented. As a reminder, please send in your monthly dues payable to Pope's Lake Homeowner's Association. The address for the dues is 761 Popes Lake Road, Angier, NC 27501.

We hope to see you on April 21st.

Sincerely,

Popes Lake Homeowners Association



Danny R. Brinson, President

Pope Lake Homeowners
Association Minutes
Sunday, February 25, 2007

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 - 1) To ensure continuity of the Board, Bill Pope would like to see each of the 3 directors to be assigned a term of 3, 2 and 1 year respectively. Since this will affect how many new directors would be voted in during the annual meeting, this vote will take place 1st and the nominating committee would have 2 sets of Ballots pending the results.
 - 2) The 2nd vote would be for a bylaw change that would require that the exterior of all new home construction be done in a Masonry finish.
 - The date for the 2007 annual meeting has been set for Saturday, April 21st at 5pm at 64 Swan Lane (Danny & Sonya's)
The meeting will be followed by a barbeque meal at approximately 6:30.
 - The last item discussed was to proceed with the purchase and placement of birdhouses for the beautification of the neighborhood.
 - Meeting ended at 6pm.

POPES LAKE HOMEOWNERS ASSOCIATION

POPE LAKE ROAD
ANGIER, NC 27501

March 1, 2007

Popes Lake Homeowners,

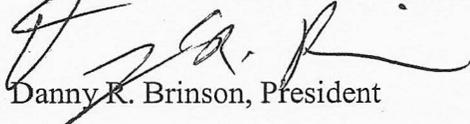
The annual meeting of the Popes Lake Homeowners Association will be held on Saturday, April 21, 2007 at 5:00 PM at the home of Danny and Sonya Brinson, 64 Swan Lane. The meeting will be followed by a barbeque meal at around 6:30PM.

Please review the enclosed agenda and the minutes from the February 25th Directors meeting. Note that two changes to the current Association by-laws will be discussed and voted on. The 2007 budget, as of March 31, will also be presented. As a reminder, please send in your monthly dues payable to Pope's Lake Homeowner's Association. The address for the dues is 761 Popes Lake Road, Angier, NC 27501.

We hope to see you on April 21st.

Sincerely,

Popes Lake Homeowners Association



Danny R. Brinson, President

POPES LAKE HOMEOWNERS ASSOCIATION

POPE LAKE ROAD
ANGIER, NC 27501

AGENDA

For Annual Meeting on April 21, 2007

- A. Roll Call
- B. Proof of Notice of Meeting
- C. Adoption of Minutes from previous meeting.
- D. Reports of Officers
 - 1. President-Danny Brinson
 - 2. Secretary-Pat Stephenson
 - 3. Treasurer-Terry Walton
- E. Reports of Committees
- F. Appointment of Inspectors of Election
- G. Discussion and vote on the following By-law changes:
 - 1. Directors assigned a term of 3, 2 and 1 year.
 - 2. Exterior of all new home construction must have a masonry finish.
- H. Election of Directors
- I. Unfinished Business
- J. Capital Expenditures Budget
- K. General Operations Budget
- L. New Business
- M. Adjournment

POPES LAKE ASSOCIATION
MEETING 4/21/07

In attendance: Keith & Lisa Weatherly, Danny & Sonya Brinson, Bill & Sybil Pope, Worth Bowman, Myra Taylor, Laurie Carpenter, Dave Stepp & Terry Walton, John Kopanski, Dottie & Barbara Pope, Gaylord & Pat Stephenson, The Joneses, The Barnes, The Underwoods

Absentee votes:

Juan and Andrea Fernandez provided sealed votes

Jason Yarborough provided votes by phone

1. Meeting called to order at 7:15 by Danny Brinson
2. Invocation by Danny Brinson
3. Roll Call – Quorum met
4. Proof of Notice
5. Minutes read from 4/24/06 annual meeting by Secretary
Motion to accept minutes
Minutes accepted
6. Outstanding issues from last meeting
 - a. Entrance to Swan Lane is now repaired
 - b. Professional contacted to review the status of the pond – Danny Brinson has contacted a person to look at the pond
 - c. Bird houses installed around pond
7. Treasurer's report through 3/31/07.
Motion to accept Treasurer's report
Report accepted
8. Architectural Control Committee Report
 - a. Preliminary contact with Barnes regarding plans to build home
 - b. Langdon home brought up to code to meet minimum main floor square footage
 - c. Fencing for Brinson's pool area approved
9. Beautification Committee
 - a. Due to Darryl's untimely death, Dunn Landscaping has been hired to maintain the common areas.
 - b. Ongoing fire ant remedy – will treat areas
 - c. Roadside weed control along Swan Lane
 - d. Trails – trimmed
 - e. Bird Houses erected – the birds will eat mosquitoes. Thanks to Worth Bowman for purchasing and organizing the installation of the bird houses.
 - f. Walking path – discussion on how to maintain. Rock was suggested instead of gravel – prices for #57 gravel \$35/yard.
Will review projected total cost. Dave Stepp will estimate amount of gravel needed. The ground is very soggy in the woods and needs something to stabilize it.
 - g. Tony Norris will give opinion on wet areas of trail.

10. Nominating Committee will distribute ballots for annual election of Director positions.
11. Grievance Committee – no report
12. Appointment of inspectors of election
 - John Kopanski
 - Lori Carpenter
13. Discussion of By-Law change regarding construction materials for new homes. It was decided by a show of hands that lots already purchased would not be restricted to any changes in the current by-laws. Lots purchased from this date forward will be restricted to the use of brick, stone, and/or hardy board materials for new home construction.
14. Discussion of By-Law change for 3-2-1 terms for Directors for continuity of Board.
 - Decision to add vote at bottom of ballot as “Yes” or “No”
15. Vote taken. Nominated for Directors positions: Juan Fernandez, Worth Bowman, Pat Stephenson. Call in votes included Bill Pope and Keith Weatherly.
16. Danny Brinson phoned Jason Yarborough for vote.
 - Gaylord Stephenson attempted to deliver ballot to Christy Yarborough
 - Juan Fernandez provided vote in sealed envelope
17. First count of ballots, Worth Bowman received majority.
 - Three way tie between Bill Pope, Pat Stephenson, and Keith Weatherly.
18. Second ballot, Pat Stephenson and Keith Weatherly elected as Directors.
19. Ballot will be mailed to residents to vote who will remain in office 3 yrs, 2 yrs, 1 yr.
20. Discussion who would be interested in Treasurer, Secretary, and President positions. Andrea Fernandez was suggested as Treasurer, Juan Fernandez was suggested for President, and Danny Brinson volunteered for Secretary.
 - The Directors will meet to decide.
21. The Nominating Committee will consist of Lisa Weatherly, Sonya Brinson, and Myra Taylor, plus one Director.
22. Danny Brinson volunteered for the Grounds and Beautification Committee
23. Dave Stepp volunteered to remain on the Architectural Committee.
24. Unfinished business:
 - a. Capital Expenditure Business – looking at the purchase of a windmill
 - b. General Operations Budget – about \$1500 available
 - Motion to accept
 - Approved
25. No additional improvements suggested
26. Meeting adjourned at 7:30 p.m.

Thanks to Danny and Sonya for the use of their home and the great Pizza!

POPES LAKE HOMEOWNERS ASSOCIATION

POPE LAKE ROAD
ANGIER, NC 27501

Board of Directors Meeting

May 3, 2007

The Board of Directors elected the following officers:

President- Dave Stepp

Treasurer- Andrea Fernandez

Secretary- Danny Brinson

The following committees were designated:

ARCHITECTURAL CONTROL

Pat Bowman *
Keith Weatherly +
Dave Stepp
Christie Yarbrough
Sybil Pope

GROUNDS AND BEAUTIFICATION

Sandy Kapanski *
Terry Walton
Dottie Pope
Barbara Pope
Danny Brinson
Pat Stephenson+

NOMINATING COMMITTEE

Lisa Weatherly *
Myra Taylor
Sonya Brinson
William Pope
Pat Stephenson +

GRIEVANCE COMMITTEE

Worth Bowman+
John Kapanski *
Juan Fernandez
Bill Pope
Lori Carpenter

*Chairperson

+Board of Directors member

> The ballots for the Directors 3-2-1 year terms are enclosed. Please check only one term for each name on the ballot. These ballots must be mailed in the envelope addressed to John Kapanski and postmarked by May 20, 2007.

POPES LAKE
Homeowners Association

Pope Lake Road
Angier, NC 27501

March 30, 2008

Popes Lake Homeowners,

The annual meeting of the Pope Lake Homeowners Association will be held on Thursday, April 10, 2008 at 7 pm at Cameron's, 8 N. Broad Street, Angier, NC. For those of you unfamiliar with this new establishment, it is on the corner of Broad Street and Route 210 just across the street from the time clock in downtown Angier. Food and non-alcoholic beverage will be provided.

Please find the enclosed agenda for your review; the meeting will begin promptly at 7 pm.

This year's election will be for 1 director to replace Keith Weatherly, whose term has completed.

As a reminder, please send in your monthly dues payable to Pope's Lake Homeowners Association to Andrea Fernandez at 255 Swan Lane, Angier, NC 27501.

Looking forward to meeting our newest members, see you on April 10th.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dave Stepp', enclosed within a hand-drawn oval border.

Dave Stepp, President
Popes Lake Homeowners Association

POPES LAKE

Homeowners Association

Pope Lake Road
Angier, NC 27501

AGENDA

For Annual Meeting on April 10, 2008

- A. Roll Call
- B. Proof of Notice of Meeting
- C. Adoption of minutes from previous meeting
- D. Reports of Officers
 - 1. President – Dave Stepp
 - 2. Secretary – Dan Brinson
 - 3. Treasurer – Andrea Fernandez
- E. Reports of Committees
- F. Appointments of Inspectors of Election
- G. Discussion
 - bridges/trails
 - gated community
 - Excess funds
 - Liability insurance officers
- H. Election of 1 Director
- I. Unfinished Business
- J. Capital Expenditures Budget
- K. General Operations Budget
- L. New Business
- M. Adjournment

POPES LAKE HOMEOWNERS ASSOCIATION

POPE LAKE ROAD
ANGIER, NC 27501

Pope Lake Homeowners Association Annual Meeting Thursday, April 10, 2008

-7:10PM meeting called to order.

-Role call was done by Terry Walton. The following lot owners were present: Bowman, Weatherly, Jones, Bill and Sybil Pope, Barbara and Dottie Pope, Stephenson, Brinson, Kopanski, Stepp, Harris, Taylor, Fernandez.

-Invocation was given by Worth Bowman.

-Proof of notice of the meeting was presented.

-Pat Stephenson read the minutes from the last annual meeting and they were accepted with a change to the ending time. The ending time was changed from 7:30PM to 8:30PM.

-Reports of officers:

President: Dave Stepp reported that all pending matters have been taken care of and we would discuss new items later in the meeting.

Secretary: Danny Brinson read the minutes from the last directors meeting which was held on 30 Jan 2008.

Treasurer: Andrea Fernandez reported a current balance of \$11,782.87

Grounds and Beautification Committee reported that Dunn Landscaping would continue meeting our landscaping needs at the same cost. The cost has not changed since the committee had originally contracted them.

Archetctural Committee reported that they need to receive building plans on new construction far enough in advance to meet and discuss any possible problems.

Nominating Committee reported that Greg Taylor was nominated to fill Kieth Weatherly's position as director.

-The following quotes for services were gathered as a result of the January Directors meeting:

For the trails and bridges:

14 tons/10 cubic yards of gravel.....\$1050

labor to put gravel out.....\$400

powerwash and repair bridges.....\$300

Ink in the pond to keep algae down.....\$175

Liability insurance of directors/officers.....\$880 per year

2 quotes for a gate at the entrance of Pope Lake Subdivision were received.....\$6400 and \$10,542.66

-Sonya Brinson and Myra Taylor were appointed as Inspectors of Election.

-Discussion on what to do with reserve funds. A motion was carried to not buy additional CD's with the reserve funds. Another motion was carried to have the treasurer contact Attorney Will Pope about how large the reserve fund could be.

-Discussion of making Pope Lake a gated community. A motion was carried to appoint a task group to explore the pros and cons of putting in a gate and taking over maintenance of Pope Lake Road. Another motion was carried to send out a ballot to make sure everyone wanted a gate before any other action was taken. It was noted that, per state law, if any one lot owner did not want a gate, it was a dead issue.

-Discussion of liability insurance for directors/officers concluded with the decision that it was not needed.

-a motion was carried to send out a ballot for a yes or no vote to ink in the pond. The ink is used to keep alga growth down.

-a motion was carried to spend \$2500 for gravel on the trails and maintenance on the bridges. It was also noted that the work should begin prior to June 1, 2008.

-Election of a director to replace Keith Weatherly. Barbara Pope nominated Bill Pope to be added to the ballot. The election proceeded with Greg Taylor and Bill Pope on the ballot. Greg Taylor prevailed with 11 votes.

-There was no unfinished business to discuss.

-Andrea Fernandez presented the capital expenditure budget. A motion was carried to keep the dues at \$25 per month.

-Discussion of new business. Terry Walton expressed concerns about where the association files are being kept and that they seemed to be spread all over. A motion was carried that Bill Pope would maintain a master copy of all files and a copy would go to the current secretary.

-The meeting adjourned at 9:05PM.

POPES LAKE
HOMEOWNERS ASSOCIATION
April 25, 2008

Board of Directors: Greg Taylor, Worth Bowman, Pat Stephenson

The Board of Directors met on Sunday April 21, 2008. Present were Worth Bowman and Pat Stephenson. The following was decided:

President: Keith Weatherly
Treasurer – Andrea Fernandez
Secretary – Danny Brinson

Subcommittees to address issues discussed at April 10 annual meeting:

Entrance Gate Subcommittee: This subcommittee will report back to the Directors no later than June 15, 2008 with findings. The findings will then be put to the Association members for a vote.

Myra Taylor- Chair

William Pope
Juan Fernandez
Henry Harris
Dave Stepp
Danny Brinson

Pond Subcommittee: This subcommittee will review the impact of treating the pond with the ink product suggested to keep the weeds down. The subcommittee will report back to the Directors no later than June 15, 2008 with findings. The findings will then be put to the Association members for a vote.

Lisa Weatherly – Chair

Sybil Pope
Pat Bowman
Pat Harris
Andrea Fernandez
Terry Walton

The following standing committees are as follows: (+) indicates Board Member

Architectural Control Committee

Gaylord Stephenson – Chair

Worth Bowman (+)
Juan Fernandez
Keith Weatherly

Grounds and Beautification Committee

Sandy Kopanski - Chair

Danny Brinson
Dottie Pope
Barbara Pope
Pat Bowman
Greg Taylor (+)

Nomination Committee

Pat Stephenson – Chair (+)

Lisa Weatherly
William Pope
Pat Harris

Grievance Committee

John Kopanski - Chair
Worth Bowman (+)
Sybil Pope

ISSUE

Another issue has come up that everyone needs to be aware of. It was discovered on April 24, 2008, that someone has deposited a large amount of yard waste on the property of the Jones and Stephensons. The waste was placed at the edge of the woods. Those of us who live in this development know that all properties are owned whether or not a house is on the property and this is not a public waste facility. A silver pickup with an attached trailer was seen on the Joneses property that day which was not recognized as a vehicle belonging to the Joneses. Please keep watch and if any strange vehicles look suspicious, try to get a plate number that can be reported to the police.

POPE'S LAKE
HOMEOWNERS ASSOCIATION

Pope Lake Road
Angier NC 27501

February 16, 2009

Popes Lake Homeowners,

The annual meeting of the Popes Lake Homeowners Association will be held on Friday, April 3, 2009 at 6:30 PM. The location is Cameron's, which is at 8 North Broad Street in downtown Angier. Food and non-alcoholic beverages will be provided.

Please review the enclosed agenda and be ready to report from your various committees and subcommittees. As noted, we will hold elections for two Directors and a President. We urge everyone to arrive on time so we can establish a quorum and get the meeting started. We are looking forward to seeing you there.

Sincerely,

Keith Weatherly, President

Popes Lake Homeowners Association

PS: Minutes from the February 14th Directors meeting on back.

**POPE'S LAKE
HOMEOWNERS ASSOCIATION
Pope Lake Road
Angier NC 27501**

Minutes from Board of Directors Meeting held on February 14, 2009.

1. Determined the time and location of the 2009 annual meeting.
2. Discussed lighting at entrance of Popes Lake.
3. Discussed security issues at the end of Pope Lake Road.
 - a. Light at cul-de-sac.
 - b. Fence at cul-de-sac.
 - c. Privatize Pope Lake Road starting at entrance.
4. Discussed setting due dates for payment of annual dues.
5. Discussed reducing annual dues to \$15 starting May.

POPE'S LAKE
Homeowner's Association
Popes Lake Road
Angier NC 27501

AGENDA
Annual Meeting April 3,2009

- A. Roll Call
- B. Proof of Notice of Meeting
- C. Adoption of minutes from previous meeting
- D. Report of Officers
 - 1. President – Keith Weatherly
 - 2. Secretary – Danny Brinson
 - 3. Treasurer – Andrea Fernandez
- E. Report of Committees
 - 1. Architectural Control Committee
 - 2. Grounds and Beautification Committee
 - 3. Grievance Committee
 - 4. Nomination Committee
- F. Appointments of Inspectors of Election
- G. Discussion
 - Security of Neighborhood
 - a. Security light at Pope Lake Road cul-de-sac.
 - b. Fence at Pope Lake Road cul-de-sac.
 - c. Private Pope Lake Road starting at the entrance.
- H. Election
 - 1. 2 Directors
 - 2. President
- I. Unfinished Business
 - Report of subcommittee on Gated community
 - Report of subcommittee on pond maintenance
 - Excess funds
- J. Capital Expenditures Budget
- K. General Operations Budget
- L. New Business
 - 1. Setting due dates for payment of annual dues.
 - 2. Reducing monthly dues to \$15 starting May.
- M. Adjournment

**POPE'S LAKE
HOMEOWNERS ASSOCIATION
Pope Lake Road
Angier NC 27501**

Pope Lake Homeowners Association Annual Meeting
Friday, April 3, 2009

-6:46PM meeting called to order.

-Role was done by Danny Brinson. The following owners were present: Weatherly, Jones, Stephenson, Brinson, Kopanski, Stepp, Fernandez and Sybil Pope.

-Proof of notice of meeting was presented.

-Danny Brinson read the minutes from the last annual meeting and they were accepted.

-Report of officers:

Treasurer: Andrea Fernandez reported a current balance of \$10,366.62

Beautification Committee: Sandy Kopanski reported that maintenance services would increase by \$10 per visit. An increase of \$25 semi-annually for debris removal was also incurred. Street weed control would also occur more frequently. The cost to remove the tree hanging over the bridge was \$200.

Architectural Committee: Gaylord Stephenson reported that two houses were built this year. For future construction, a letter from the homeowner's insurance company proving adequate coverage is required. Lisa Weatherly and Sandy Kopanski were appointed to certify elections.

Pope Lake security discussion included: 1. Put a light at the cul-de-sac. 2. Put a fence at the cul-de-sac. 3. Make Pope Lake Road private starting at the pillars. Discussion ended with a decision to let the gate committee look into privatizing Pope Lake Road.

The election results for Directors: John Kopanski (3 year term) Sybil Pope (1 year term).

For future elections it was noted that ballots should be sent out with the notice of annual meeting. This would allow owners not present to vote and sign their ballot before the meeting.

Gate Committee: Danny Brinson reported that land was needed for a turnaround point in front of any proposed gate. This is required by DOT and material cost alone would be \$16K to \$17K. Discussion ended with the gate being dropped for now in hopes of privatizing Pope Lake Road.

Pond Maintenance Committee: Decision was made to add ink to the pond only if needed to prevent excessive algae.

New Business: Discussed setting due dates for homeowner dues for the 1st of each month. This would help the treasurer immensely.

Decision was made to not lower homeowners' dues at this time.

-Meeting adjourned at 7:55PM.

The Directors met after the meeting and decided on Lisa Weatherly as President of Pope Lake HOA. Andre Fenandez will remain as treasurer and Danny Brinson will remain as secretary.

Please help save paper and the environment by sending your current email address to drbandswb@aol.com for future events and updates.

POPE'S LAKE
HOMEOWNERS ASSOCIATION
Pope Lake Road
Angier NC 27501

April 8, 2010

Popes Lake Homeowners,

The annual meeting of the Popes Lake Homeowners Association will be held on Monday, May 10, 2010 at 6:30 PM. The location is Ma's Grill, which is at 921 NC55 West or about 1 mile before you get to Coats on the right. Food and non-alcoholic beverages will be provided.

Please review the enclosed agenda and be ready to report from your various committees and subcommittees. We urge everyone to arrive on time so we can establish a quorum and get the meeting started. We are looking forward to seeing you there.

Sincerely,

Danny Brinson, Secretary

Popes Lake Homeowners Association

POPE'S LAKE
Homeowner's Association
Popes Lake Road
Angier NC 27501

AGENDA
Annual Meeting May 10, 2010

- A. Roll Call
- B. Proof of Notice of Meeting
- C. Adoption of minutes from previous meeting
- D. Report of Officers
 - 1. President – Lisa Weatherly
 - 2. Secretary – Danny Brinson
 - 3. Treasurer – Andrea Fernandez
- E. Report of Committees
 - 1. Architectural Control Committee
 - 2. Grounds and Beautification Committee
 - 3. Grievance Committee
 - 4. Nomination Committee
- F. Appointments of Inspectors of Election
- G. Election
 - 1. Directors
 - 2. Officers
- H. Unfinished Business
 - Security lights
- I. Capital Expenditures Budget
- J. General Operations Budget
- K. New Business
- M. Adjournment

POPE'S LAKE
HOMEOWNERS ASSOCIATION
Pope Lake Road
Angier NC 27501

Pope Lake Homeowners Association Annual Meeting

Monday, May 10, 2010

-6:46PM meeting called to order.

-Role call was done by Danny Brinson. The following owners were present: Bowman, Weatherly, McKinnon, Jones, Brinson, Kopanski, Stepp, Harris and Fernandez.

-Proof of notice of meeting was presented.

-Danny Brinson read the minutes from the last annual meeting and they were accepted.

-Report of officers:

Secretary: Danny Brinson read minutes from the January 7th directors meeting.

Treasurer: Andrea Fernandez reported a current balance of \$8212.75

-Report of Committees:

Architectural Committee: Keith Weatherly reported that one house was built this year.

Beautification Committee: Sandy Kopanski reported the continuation of common area maintenance by Dunn Landscaping Services. Two HOA property signs are in place with a third yet to be placed between the Brinson and Pope Homes. Carriage house lighting and security lighting to be updated. Entrance pillars were repainted by M.G. Painting Services because peeling was noted before the one year warranty lapsed. Residents were reminded of the six inch rule and to keep ditches free of debris and overgrowth.

-Election:

Dave Stepp and Sonya Brinson were appointed to certify elections.

Halbert McKinnon and Henry Harris were nominated for the Director's position. Henry Harris prevailed and will replace Sybil Pope as Director.

-New Business

Juan Fernandez asked if it would be possible to put a "private road" sign at the entrance of Swan Lane.

Sonya Brinson stated that lot 10 and 11 were combined to form one lot in the county records when their property was surveyed over a year ago. And, since it is one lot, dues should be collected on one lot only. Everyone at the meeting agreed.

POPE'S LAKE HOMEOWNERS ASSOCIATION

Pope Lake Road
Angier, N.C.

Based upon this
day and date, the
year is 2010

On Saturday August 28th one of our members expressed a concern about what was going on with and also who was on the committees of the HOA. As president I told her I would find out who was on the committees and also answer her concern as to who were the directors and the time left in their terms. I hope this letter will clarify this to all the members. To find the answers I had a meeting with Henry Harriss and John Kopanski to look over the minutes from the last two association meetings so to clarify exactly what went on from those minutes. Here is what I have discovered.

Directors:

Henry Harriss- 3 year term elected at last meeting
John Kopanski- 2 years left in term
Greg Taylor- 1 year left in term

Architectural Control Committee:

Gaylord Stephenson- Chair
Worth Bowman
Keith Weatherly
Juan Fernandez

Chair

Bd. member

Ground and Beautification Committee:

Sandy Kopanski- Chair
Danny Brinson
Dottie Pope
Barbara Pope
Pat Bowman
Greg Taylor- Board Member

Nomination Committee:

Pat Stephenson- Chair
Henry Harriss- Board Member
Lisa Weatherly
William Pope
Pat Harriss

Grievance Committee:

John Kopanski- Chair
Sybil Pope
Worth Bowman

At this meeting we also discussed a number of other items involving the HOA.

1- Was the condition of the bridges connecting the common area around the lake. Henry and I discussed this with Keith Weatherly and Keith is going to refer some contractors to us which we will have quote the following work on the bridges.

- * repaint
- * repair several loose boards
- * tighten the hand rails on two of the bridges
- * possibly strengthen the subframes on two of the bridges

2- The location of where to place the last HOA private property sign, which needs to be somewhere around the pond at the head one of the trails.

3- A sign that indicates Swan Lane is a private road, and the possible addition of a speed bump to control the speed on the road was also discussed.

4- It came to our attention that there was never a continuing resolution passed to allow payment for lawn care for the common areas. There will be a ballot circulated this week for the members to pass so that this service can continue.

Thank You
Gaylord Stephenson
President

Andrea Fernandez stated that the bridges still need painting. Directors will address at the next meeting.

Andrea also suggested that dues be paid quarterly to help reduce trips for bank deposits.

Our next annual meeting was tentatively set for April 4th 2011 at Ma's Grill. A notice will be mailed at least a month prior.

-Meeting adjourned at 8:28PM.

The Directors met after the meeting and decided on Gaylord Stephenson as President of Pope Lake HOA. Andrea Fernandez will remain as treasurer and Danny Brinson as secretary.

Discussed getting quotes for maintenance on bridges.

Committees will remain the same with the exception of Henry Harris replacing Sybil Pope as director.

Discussed making the President a 3 year term.

POPE LAKE HOMEOWNERS ASSOCIATION

This letter is to inform the residents of the Association about the latest meeting of the board of directors.

At that meet which occurred on February 2011, the board had five items on its agenda.

1- was the new additional out building erected by Juan Fernandez. This was found to be against the covenants of the Homeowners Association and Juan Fernandez agreed to remove it by 4/15/11.

2- was the lot of Mr. Petruzzo. There has been no payment of Association dues at least a year and it was decided by the board a registered letter would be sent warning him if the dues weren't paid by the end of March a lean will be placed on the property.

3- the bridges are beginning to fall into disrepair and the board decided to go out for bids on the repairs and painting of the bridges. There are a couple of businesses quoting on the project at this time. This is a large enough project that it will require a vote at the annual meeting to allow the repairs to be done.

4- the board appointed Sybil Pope as the new secretary for the Association. She will replace Danny Brinson, who has done a stellar job for the past few years. We all owe Danny a big thank you for a job well done.

5- the annual Home Owners Association meeting is set for 4/4/2011. This will be held at Ma's Grill starting at 7 P.M. and the Association will provide dinner for two members from each lot represented. This meeting is critical as the covenants require a vote of the entire membership, and passage by 2/3 to allow any spending of more than \$500.00. What this means is there can be no mowing or other upkeep of the common areas or other improvements until this has happened.

Please we need every lot represented at the annual meeting. I think everyone would like to know or have a say in how their money is spent!

---- Please come to the meeting ---

Gaylord Stephenson- President

2/27/2011

POPE LAKE HOMEOWNERS ASSOCIATION

Annual Meeting, April 4, 2011 at 7 P.M.

Meeting to be held at MA'S Grill, Coats, NC.

Please RSVP to step046@peoplepc.com or 639-3856

We need 2/3 of the Members to conduct any business, such as common area up keep and other maintenance.

See You at the Grill supper is provided by the association!

POPE LAKE HOMEOWNERS ASSOCIATION

The Board of Directors would like to invite to the Annual meeting all our Pope Lake Homeowners association Families.

The meeting will be!

Monday April 9th. At 7:P.M.

Please join us at MA'S Grill on route 55 just North of Coats.

We have several issues to discuss, and we will be electing a new board member.

Please join us for dinner and meet your neighbors, and help set the direction for your Homeowners association.

POPE LAKE HOMEOWNERS ASSOCIATION

Agenda for Annual Meeting

A. Roll Call

B. Notice of Meeting

C. review minutes from last meeting and ask for adoption of those minutes for approval.

D. Reports of the officers

1- President

Called meeting of the board to cover **Juan's building, bridges, Petruzzo lot**, investigate common area care, fix the date for annual meeting.

2- Report of secretary

Sybil is out of town at this time but has covered to two meeting of the board and is compiling at complete list of the covenants and amendments to the covenants.

3- Treasurer – Andrea

E. Report of the Committees

1. Architectural Control – one new additional house this year (John) that was the only request brought before the committee

2. Grounds and Beautification – Sandy

3. Nomination Committee- Pat

1- Sybil Pope 2- Hal McKinnon 3- Sonya Brinson

4. Grievance- John.

F. Appointment of Inspectors of Election

G. Election of Officers

H. Unfinished business

I. New Business

A- permission to spend the money to hire an attorney to proceed against Juan's building

B- Bridges

C- Lawn maintenance monies

D- Sign on path by Danny's

E- Spraying of bluebird houses

F- Muskrats in pond and there removal (capture and relocate)

G- Cull committees to just two and eliminate grievance and nomination

H- Amend the covenants to allow the board to spend up to \$1,500.00 with two board members signatures

I- Web site and P.O. Box

POPE LAKE HOMEOWNERS ASSOCIATION

Minutes from Annual Meeting

- A. Roll Call was taken and a quorum was present
- B. Notice of Meeting – Agenda for meeting was adapted by quorum
- C. Review minutes from last meeting were accepted for approval.
- D. Reports of the officers

1- President

Called meeting of the board to cover Juan's building, bridges, Petruzzo lot, investigate common area care; fix the date for annual meeting.

2- Report of secretary

Sybil is out of town at this time but has covered the two meetings of the board and is compiling a complete list of the covenants and amendments to the covenants.

3- Treasurer – Andrea

Andrea gave the Treasurer's report and it was accepted.

E. Report of the Committees

1. Architectural Control –

Gaylord Stephenson- Reported that there was one new house this year that was the only request brought before the committee

2. Grounds and Beautification –

John Kopanski reported for Sandy that HOA is going out for quotes on the maintenance of the grounds. It was noted we paid \$1,800.00 last year for this service.

3. Nomination Committee-

The following individuals were nominated to fill the vacancy left by Greg Taylor as a result of the expiration of his term. Sybil Pope, Hal McKinnon

4. Grievance Committee- John Kopanski

John reported no grievances had been brought before the committee.

F. Appointment of Inspectors of Election- Sonya Brinson and Lisa Weatherly were appointed.

G. Election of Officers- By election Sybil Pope was elected

H. Unfinished business- Placement of last no trespassing sign is still being investigated

I. New Business

A- After a discussion Juan agreed to remove his green house.

B- Bridges- A motion was passed to repair and repaint the bridges.

C- Lawn maintenance monies- A motion was passed to spend up to \$1,500.00 for common area maintenance.

D- Sign on path by Danny's House- it was agreed to have Danny and Sybil work out the placement of the last trespassing sign.

E- Spraying of bluebird houses- The matter of cleaning and spraying the bird houses around the pond is being investigated.

F- Muskrats in pond and their removal - A motion was passed to have them live trapped and removed

G- Cull committees to just two and eliminate grievance and nomination- A motion was passed to eliminate the grievance and nomination committees and it was passed.

H- Amend the covenants to allow the board to spend up to \$1,500.00 with two board members signatures- This amendment was passed .

I- Web site and P.O. Box – A motion was passed to have the HOA set up a web site for the members and to obtain a Post Office box for all HOA mailings. This motion was passed.

The meeting was adjourned at 8:45 PM after Andrea updated contact information.

Thank You

Gaylord Stephenson - President

Board of Directors-

Henry Harriss

John Kopanski

Sybil Pope

Architectural Control Committee:

Gaylord Stephenson- Chair

Worth Bowman

Keith Weatherly

Dave Stepp

Henry Harriss

Ground and Beautification Committee:

John Kopanski- Chair

Danny Brinson

Dottie Pope

Barbara Pope

Pat Bowman

Sybil Pope- Board Member

Treasurer

Andrea Fernandez

Secretary

Dave Stepp

Please mark 7/2/11 to attend the POPE LAKE HOA New Annual Residents Picnic

Gaylord Stephenson- President

6/5/2011

April 10, 2011

Subject: Minutes from 2011 PLHOA Meeting

Attachments: 1) Agenda for Annual Meeting (2 pages)
2) Treasurer's Report dated 3/31/2011 (7 pages)

Meeting was held on April 4, 2011 at Ma's Grill in Coats, NC.

7:30 PM

- Meeting was called to order by the PLHOA President, Gaylord Stevenson.
- Invocation by Worth Bowman

Agenda Reference	Remarks
A	Roll Call - Quorum was present
B	Notice of Meeting - presented by Gaylord Stevenson (see Attachment 1)
C	Review of the minutes from the 2010 meeting and approval by a majority vote (show of hands).
D1	Report of the President - Gaylord stated that the following actions were currently being researched: <ul style="list-style-type: none">➤ Bridge Repair➤ Common Area Maintenance➤ A complete set of covenants, including revisions, is being compiled by Sybil Pope for distribution to all PLHOA Members.
D2	Report of the Secretary - Sybil Pope was not in attendance and no report was provided.
D3	Report of the Treasurer - Andrea Fernandez (see Attachment 2)
E1	Report of Architectural Control Committee - Gaylord reported that plans for a single new home had been presented to the ACC in the past year.
E2	Grounds and Beatification - John Kapanski reported for Sandy that the Association will be going out for quotes for the maintenance of the common areas. We paid Tony Dunn approximately \$1800.00 last year and the hope is that we can get the figure closer to \$1500.00.
E3	Nominations Committee - Gaylord stated that the following individuals had been nominated to fill the vacancy left by Greg Taylor as a result of the expiration of his 3 year term: <ul style="list-style-type: none">➤ Sybil Pope➤ Hal McKinnon➤ Sonya Brinson (Note that Sonya respectfully declined her nomination.)
E4	Grievance Committee - John Kapanski reported that no grievances had been brought before the committee during the past year.

Agenda Reference	Remarks
F	Appointment of Inspectors of Election - Sonya Brinson and Lisa Weatherly were appointed.
G	Election of Officers - An election by paper ballot was held between Hal McKinnon and Sybil Pope with the vote going to Sybil Pope.
H	Unfinished Business - Gaylord reported that the only unfinished business was the installation of a "No Trespassing" sign at the entrance to Swan Lane, which is still being investigated.
I A	New Business - Juan's greenhouse: After a group discussion on the matter, Juan agreed to remove the greenhouse within the agreed upon time frame and stated that any future proposed greenhouse construction would be first presented to the ACC for approval. As a result, no legal action is currently required.
I B	New Business - Bridges: The Association has obtained two (2) quotes to repair and paint the bridges. The lesser of the two quotes was approximately \$5800.00. A motion passed to have the bridges repaired and painted.
I C	New Business - Lawn Maintenance Monies: As stated previously, we will be going out for quote on the maintenance of common areas. A motion passed allowing the expenditure of \$1500.00 for the maintenance of the common areas for this fiscal year.
I D	New Business - Sign on Path by Danny and Sonya's house - Since the placement of the sign would be on the property line between the Brinson's and the Pope's, it was agreed that we would allow Danny and Sybil to determine the exact placement of the sign.
I E	New Business - Spraying (and cleaning) of the Bluebird houses for wasps: A discussion was held and there is a concern with inadvertently poisoning the birds with chemicals. Gail Trump stated that she was a master gardener and that she would research the best method to rid the birdhouses of the wasps.
I F	New Business - Muskrats in the pond: A motion was passed to have them live trapped and removed.
I G	New Business - Cull committees to just two (2) and eliminate the grievance and nomination committees. Any grievances would be presented to the Board of Directors and nominations would be accomplished during the annual meeting. The motion passed with a hand vote.
I H	New Business - Amend the covenants to allow the board to spend up to \$1500.00 with two (2) board members signatures. The motion passed with a hand vote.
I I	New Business - To have a Pope Lake Home Owners Association web site and P.O. Box. The web site would be used for community information. All homeowners would have administrator access so that any homeowner could post information. Greg Taylor stated that the cost would be approximately \$25.00 / year and that he would research the matter further. The purpose of the PO Box would serve to have a constant address for homeowners to mail dues to instead of it changing each time a new treasurer was appointed. Both motions passed with a hand vote.

The meeting adjourned at 8:45pm after Andrea updated the contact information of the homeowners that were present.

David W. Stepp

POPE LAKE HOMEOWNERS ASSOCIATION

On May 14th. Your board of Directors held a meeting to resolve issues left over from the annual meeting, IE: assign the members to the standing committees and appoint the President Treasurer and Secretary.

The meeting Agenda was as follows.

1- Approval to go ahead and award the painting of the bridges: Work should begin 6/6/11 weather permitting.

2- Set next annual meeting for the first Monday in April of 2012: announcement of time and place to be established later.

3- It was brought to the board's attention that checks for the HOA are supposed to be countersigned by a board member. They have decided that as of 6/1/11 they will countersign all checks written on the HOA account. Arrangements will be made to enact this with Andrea Fernandez and the bank.

4- The board is going to try and establish a way to have the treasurer send out semi-annual statements of each member's status of their payment of dues.

5- The board established a form to be filled out for non-reoccurring expenses which when filled out by the homeowner requesting a HOA payment (flower, maintenance supplies, office supplies, etc.) can be taken to a board member to be approved.

6- The board established a date for the first annual HOA picnic for the day of 7/2/11, all residents are invited, Details to follow.

7- The placement of the last no trespassing sign to be worked on between Danny Brinson and Sybil Pope.

The members of the standing committees are now as follows.

Directors:

Sybil Pope- 3 year term

Henry Harriss- 2 year term left in term

John Kopanski- 1 years left in term

POPE LAKE HOMEOWNERS ASSOCIATION

On September 25th your board of Directors held a meeting to resolve the following issues.

1- The unpaid HOA fees for the vacant home on Pope Lake Rd. It was determined that we would send a letter to the owner Des and Debra Langdon notifying them they had 30 days to bring the fees current or we will have to place a lien on the property for the dues.

2- The board has authorized the President to go out for quote on refurbishing the pillars. We are looking to have the paint problems taken care of and solving the electrical issues with the lights not coming on or staying on.

3- The board and the president are going to look at what is needed to repair Swan Lane, as the road is rapidly falling apart.

4- The president asked Sybil Pope about the brush pile on the back side of the dam on the far side of the lake. This has been left for several weeks as was left. She informed the board that it is private property and wasn't our concern even though it is part of the dam holding up the lake.

5- The HOA now has a P.O. Box to send your payments in to:

Pope Lake Homeowners Association

P.O. Box 368

Angier, N.C. 27501

If you would all use that from now on Please!

6- We are going to review the list of families HOA payments and send or call with notices so that going into the holiday season your aware of any past due issues.

Thank You

Gaylord Stephenson

April 9, 2012

Minutes from the 2012 Pope Lake Home Owners Association Meeting

The meeting was held at Ma's Grill in Coats, NC.

At 7:40pm, the meeting was called to order by the PLHOA President, Gaylord Stevenson.

- A head count was performed at it was determined that there were enough homeowners present to constitute a quorum.
- The invocation was performed by Worth Bowman
- The minutes from the 2011 PLHOA Meeting were read by Gaylord and briefly touched on the following topics:
 - That the bridges were repaired and painted.
 - The entrance pillars were re-painted.
 - The Association voted to raise the limit that the Board of Directors could spend without a PLHOA vote to \$1500.00
 - An issue with an unauthorized green house was resolved.
- Gaylord motioned that the 2011 minutes be accepted, which was seconded and passed by a show of hands.

Treasurer's Report

- Andrea Fernandez distributed and reviewed the attached reports.
- The reports were accepted by a show of hands.

President's Report

- Gaylord pointed out the improved condition of the entrance pillars and bridges,
- Gaylord noted that there had been no new houses or additions built in the past year.

Architectural Control Committee

- Nothing to report

New Business

- Gaylord advised the members that a new Director was needed to replace John Kapanski, whose term has expired.
 - Lisa Weatherly nominated Hal McKinnon
 - The motion was seconded, and Hal's nomination was approved by a show of hands.

- Gaylord brought up a question regarding rental homes in the Association and solicited opinions from the floor as to possibility of amending the Conveniences to state that owners are not allowed to rent out their homes.
 - A lively discussion ensued concerning:
 - A number of cars in the driveway as well on the street.
 - Are they renting or leasing with the option to buy.
 - Can the driveway be enlarged to accommodate more vehicles?
 - It was apparent that several homeowners had very strong and varying opinions as to amending the Conveniences to disallow renting, and, by a show of hands, it was decided to table the “no rent” discussion until such time as more information could be gathered, including the legality of such a policy.

- Gaylord motioned that we continue to use HOA dues for the mowing of the common areas.
 - Following a suggestion that the Board obtain 3 quotes (bids), Terry Walton motioned that the Board of Directors be allowed to execute a contract for the mowing.
 - The motion was seconded and passed by a show of hands.

- Gaylord brought up extending the gravel path all of way around the pond.
 - It was pointed out that the map does show a common area path extending around the perimeter of the pond, although the map does not stipulate the method of construction or the materials to be used.
 - Gaylord motioned that the Board of Directors be allowed to obtain 3 quotes (bids) for the work involving this extension.
 - The motion was seconded and passed by a show of hands.

- Gaylord pointed out that we again needed to have the lights / electric on the entrance pillars serviced.
 - Gaylord motioned that the Board of Directors be allowed to obtain 3 quotes (bids) for the performance of this service.
 - The motion was seconded and it passed with a show of hands.

- Finally, in an attempt to reduce some of the vehicular traffic on Swan Lane, Gaylord motioned that we acquire “Private Road” signs and place them at the intersection of Pope Lake Road and Swan Lane.
 - The motion was seconded and passed by a show of hands.
 - Note that there was no discussion as to who would obtain the sign or signs.

At 8:20pm, the meeting was adjourned

Dave Stepp
Secretary, PLHOA

Minutes From the Directors Meeting

On Saturday, April 21, 2012, the board of directors met to discuss how to complete the tasks agreed upon at the annual meeting.

1. We are now in the process of obtaining 3 bids for mowing the common areas.
2. One interested party will be evaluating extending the gravel path around the pond. Follow up on the other two prospects wlii happen soon. We will also need a survey done.
3. On a recent site visit, Progress Energy could find no problem with the lights on the entrance pillars. Mabry Electric recommends installing a timer.
4. "Private Road" signs will be ordered soon.
5. Deborah Langdon was contacted about the renter's excessive cars in their driveway and on the street. She will contact the family to offer solutions and inform the renters of the HOA rules.

Sonya Brinson was elected President of the HOA.
Lisa Weatherly was elected Secretary.

An article from HOA-USA pointed out that since we are in a real estate crisis with many people losing their homes, HOAs should strive to treat renters not as second class citizens but in a manner equal to owners. The property owner is ultimately responsible for the tenants being informed of and following the rules. Renters should be welcomed as if they are new owners.

The entire article will be e-mailed to everyone.

Pope's Lake Homeowners Association

Annual Meeting

April 8, 2013

Meeting called to order

Roll call and quorum count

Invocation

Minutes from last Pope's Lake Homeowner's Association meeting April 9, 2012

Vote to approve minutes as read

Treasurer's Report – Andrea Fernandez

President's Report – Sonya Brinson

***Three calls were made to various landscaping companies. One never called back, the second did not give us a quote on services. Tony Dunn met with Sonya and submitted a bid to continue to do services. The Board approved his bid as submitted.**

***Henry attempted to get quotes on extending the walking trail in the common area around the pond. One never returned a phone call and Greg Peterson quoted a figure of \$10k to \$15k to do the work. He said the ground is not stable enough around the pond behind the Kapanski's house because it has been washed away and a bulkhead would be needed to stabilize that area to make it safe. The Board tabled this issue for now.**

***A no outlet sign was placed on Swan Lane to deter traffic from coming into the subdivision.**

***The lights at the entrance were fixed and put on a timer.**

***After two complaints by residents in regards to the beavers cutting down trees along the pond, the Board voted to continue wrapping the trees with wire to protect any more trees from coming down. The Board did agree that if further damage was apparent, they would take other action as necessary.**

***A call was made to Deborah Langdon and a separate call was made directly to the renter's on Pope's Lake Road about the excessive clutter in the driveway and cars parked along the road. Henry spoke with the renter's and they have cleaned up the area and made an effort to keep parking to a minimum.**

Architectural Control Committee-

From: Sybil Pope <swpswan@aol.com>

To: swpswan <swpswan@aol.com>

Date: Thu, Mar 6, 2014 6:49 pm

To The Pope's Lake Homeowners Association May 9, 2013

At the Pope's Lake Homeowners Association meeting, held on May 11, 2011, it was recorded in the minutes, voted upon, and passed to discontinue the Nomination and Grievance Committees.

This change in the By-Laws/Declarations was not attached to a copy of the original document.

Our attorney, Will Pope, stated this change needs to be attached so as to have a cross-reference to verify the PLHOA Minutes recording the change.

At a Called Meeting on May 6, 2013, it was voted to verify the change that took place and to attach it to an original copy.

Since there will no longer be a Nomination Committee, it was agreed to take nominations from the floor by Homeowners.

Henceforth, nominations will come from the floor at the Annual Meeting. The nomination(s) will be voted on by written, secret ballot as stated in the By-Laws/Declaration.

This ammendment will be attached to an original copy of the PLHOA By-Laws/ Declarations and kept with the acting Directors.

Directors: Sybil Pope
 Hal McKinnon
 Sonya Brinson

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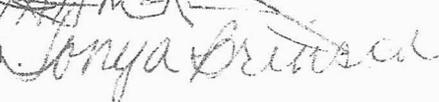
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This ammendment will be attached to an original copy of the PLHOA By-Laws/ Declarations and kept with the acting Directors.

Directors: Sybil Pope 
Hal McKinnon 
Sonya Brinson 

April 15, 2013

Subject: Minutes from 2013 PLHOA Meeting

Attachments: 1) Agenda for Annual Meeting (1 page)
2) Treasurer's Report dated 3/31/2011 (7 pages)

Meeting was held on April 8, 2013 at Simonz Restaurant in Angier, NC.

Time	Remarks
7:25pm	Meeting called to order by PLHOA President, Sonya Brinson
7:25pm	Roll Call - Quorum was present
7:26pm	Invocation - By Worth Bowman
7:32pm	Review of the minutes from the 2012 meeting by Sonya Brinson Motion to accept: Danny Brinson Seconded by: Henry Harris Passed by show of hands
7:38pm	Treasurer's report by Andrea Fernandez (see Attachment 2) Motion to accept: Worth Bowman Seconded by: Larry Passed by show of hands
7:41pm	Presidents Report - Sonya Brinson (see Attachment 1) Passed by a show of hands.
7:45pm	Discussion of new business:
A	Juan discussed his meeting with Jordan Armel from the USDA concerning the eradication of the beaver(s). The cost would be \$20.00 / visit up to 15 visits and a maximum cost of \$300.00 Henry also did some research and discovered that North Carolina does not allow for beavers to be relocated, only killed. A discussion ensued and it was apparent that everyone present was reluctant to have the beavers killed, but were also unwilling to not do anything. Worth made a motion to eradicate by the most humane method possible, which passed by a show of hands.

B	<p>By proxy from Gaylord Stephenson, Henry motioned to have the dues reduced to \$10.00 / month.</p> <p>Dave motioned that we review the last 3 years of expenses in order to determine if we can afford to reduce the monthly dues and, if so, by how much.</p> <p>This motion was seconded by Juan and passed by a show of hands.</p> <p>Andrea will generate a report showing the average expenditures for the last 3 years and distribute for discussion.</p>
C	<p>Henry's 3 year term is complete; however, there was some confusion as to how a new Board Member is selected since we did away with the nomination committee.</p> <p>This lead to a discussion of the legality of that decision since it seems that the minutes of all previous minutes have never been submitted to the county, thus rendering any decisions null and void.</p> <p>It was also not clear if the rules state that the minutes must be submitted and if so, by whom.</p> <p>At this point, Henry agreed to extend his term for a short period while this issue was discussed. The motion to allow Henry to continue was made by Sonya, seconded by Worth and passed by a show of hands.</p>
D	<p>Based upon the discussion of Point C, Danny brought up the possibility of have the association run by a professional management agency, which seemed to be agreeable to everyone present.</p> <p>Danny explained that there condo at the beach was run by</p> <p>Danny volunteered to explore local management agencies.</p>
8:38pm	Meeting adjourned.

David W. Stepp



David Stepp <dww.stepp@gmail.com>

Voting for director

Henry Harriss <hhbuzz@embarqmail.com>

Sat, May 4, 2013 at 12:00 PM

To: Juan Fernandez <juanfern526@charter.net>, Lori & Katie Carpenter <LoriGoreC@aol.com>, Cale Barnes <calebarnes@hotmail.com>, John & Erica Maia <jmaia6115@gmail.com>, Sybil Pope <swpswan@aol.com>, Bill Pope <WRPPP@aol.com>, John Kopanski <jkopanski@rhaonline.com>, Danny & Sonya Brinson <southerncharm64@aol.com>, Sandy Kopanski <carsand@live.com>, Lisa & Keith Weatherly <lisasark@embarqmail.com>, Worth Bowman <worthbowman726@gmail.com>, Myra Taylor <gmht1118@yahoo.com>, Andrea Fernandez <amfern@charter.net>, Pat Stephenson <patstephenson@embarqmail.com>, Dave Stepp <dww.stepp@gmail.com>, Gaylord Stephenson <step046@peoplepc.com>, Hal McKinnon <ddshal@aol.com>, Ann McKinnon <anmckinnon5@hotmail.com>

Greetings Neighbors,

On Monday we will be meeting at 7PM at Sybil's to elect a new director.

The two candidates are:

Pat Stephenson
Sonya Brinson

If you are unable to attend, you can vote by proxy. Just include your name and date and staple the ballot or put it in an envelop since it is a secret ballot. I will be glad to take the ballot to the meeting.

Hope you can attend.

Henry

May 6, 2013

Minutes from the PLHOA special meeting

The meeting was held at Bill and Sybil Pope's house

At 7:10 PM, the meeting began.

Secret ballots were given out. The candidates for director were Sonya Brinson and Pat Stephenson.

After the votes were tallied, Sonya won the director position with 8 votes out of 13 cast.

Hal McKinnon said that Lucas Johnson would remove the beavers free of charge but wanted to wait until beaver removal in the big lake was completed. Jordan Armel from the USDA is also an option.

At 7:40 PM the meeting was adjourned.

Submitted by

Henry Harriss



David Stepp <dww.stepp@gmail.com>

Directors' meeting

Henry Harriss <hhbuzz@embarqmail.com>

Tue, Jan 28, 2014 at 10:04 AM

To: Juan Fernandez <juanfern526@charter.net>, Lori & Katie Carpenter <LoriGoreC@aol.com>, Cale Barnes <calebarnes@hotmail.com>, John & Erica Maia <jmaia6115@gmail.com>, Cristie Barnes <uncfan@hotmail.com>, Sybil Pope <swpswan@aol.com>, Bill Pope <WRPPP@aol.com>, Danny & Sonya Brinson <southerncharm64@aol.com>, Gail Trump <mustangladyGMT@aol.com>, Dave Stepp <dww.stepp@gmail.com>, Lisa & Keith Weatherly <lisasark@embarqmail.com>, John Kopanski <jkopanski@rhaonline.com>, Andrea Fernandez <amfern@charter.net>, Myra Taylor <gmht1118@yahoo.com>, Sandy Kopanski <carsand@live.com>, Worth Bowman <worthbowman726@gmail.com>, Gaylord Stephenson <step046@peoplepc.com>, Hal McKinnon <ddshal@aol.com>, Ann McKinnon <annmckinnon5@hotmail.com>

Minutes from the PLHOA directors meeting
January 21, 2014

1. We discussed late payments of PLHOA dues which we believe will be paid.
2. We will meet later to attach documents as attachments to the minutes.
3. Sonya is investigating the requirements necessary to dedicate Swan Lane to the county. She is in contact with the DOT who is working with her. The slight sink hole in front of Danny and Sonya's house will have to be fixed and Danny's mailbox will have to be moved. We will keep you updated on the situation.
4. We voted to hold the annual meeting on Monday March 31 2014 at Ma's Grill if they agree.
5. We discussed the question of what is a forum. Under the heading of Meeting of Members states : Members holding 40% of the votes that may be cast at any meeting shall constitute a quorum at such a meeting. Special assessments for capital improvements require a 60% presence.
6. Sybil continues to work on a neighborhood directory. We should have one soon.
7. The meeting was adjourned.

Submitted by Henry Harriss



David Stepp <dww.stepp@gmail.com>

Tasks finished

Henry Harriss <hhbuzz@embarqmail.com>

Sun, Apr 6, 2014 at 2:41 PM

To: Juan Fernandez <juanfern526@charter.net>, Lori & Katie Carpenter <LoriGoreC@aol.com>, Cale Barnes <calebarnes@hotmail.com>, Worth Bowman <worthbowman@embarqmail.com>, John & Erica Maia <jmaia6115@gmail.com>, Cristie Barnes <uncfan@hotmail.com>, Sybil Pope <swpswan@aol.com>, Bill Pope <WRPPP@aol.com>, Danny & Sonya Brinson <southerncharm64@aol.com>, Gail Trump <mustangladyGMT@aol.com>, Dave Stepp <dww.stepp@gmail.com>, Lisa & Keith Weatherly <lisasark@embarqmail.com>, John Kopanski <jkopanski@rhaonline.com>, Andrea Fernandez <amfern@charter.net>, Myra Taylor <gmht1118@yahoo.com>, Sandy Kopanski <carsand@live.com>, Gaylord Stephenson <step046@peoplepc.com>, Hal McKinnon <ddshal@aol.com>, Ann McKinnon <annmckinnon5@hotmail.com>

Greetings Neighbors,

Some of the tasks we completed (so you will be brought up to date) are as follows:

1. The beaver man got rid of the beavers.
2. The Architectural committee approved the Trump's house plans.
3. The PLHOA no longer pays for duck food.
4. A fallen tree across the path around the pond was cleared out.
5. We switched our liability plan with Eric Insurance in Angier for a savings of \$500 per year.
6. We investigated several HOA management groups. Most of them do not help HOAs as small as ours.
7. We have almost completed a new Popes Lake directory.
8. We attached documents to the minutes.
9. We voted to give Andrea a small remittance for her treasurer work.
10. We are making some progress in allowing the county to take over Popes Lake road.

Hope to see you all at our annual meeting tomorrow night.

Henry



David Stepp <dww.stepp@gmail.com>

Tasks finished

Henry Harriss <hhbuzz@embarqmail.com>

Sun, Apr 6, 2014 at 7:12 PM

To: Henry Harriss <hhbuzz@embarqmail.com>

Cc: Juan Fernandez <juanfern526@charter.net>, Lori & Katie Carpenter <LoriGoreC@aol.com>, Cale Barnes <calebarnes@hotmail.com>, Worth Bowman <worthbowman@embarqmail.com>, John & Erica Maia <jmaia6115@gmail.com>, Cristie Barnes <uncfan@hotmail.com>, Sybil Pope <swpswan@aol.com>, Bill Pope <WRPPP@aol.com>, Danny & Sonya Brinson <southerncharm64@aol.com>, Gail Trump <mustangladyGMT@aol.com>, Dave Stepp <dww.stepp@gmail.com>, Lisa & Keith Weatherly <lisasark@embarqmail.com>, John Kopanski <jkopanski@rhaonline.com>, Andrea Fernandez <amfern@charter.net>, Myra Taylor <gmht1118@yahoo.com>, Sandy Kopanski <carsand@live.com>, Gaylord Stephenson <step046@peoplepc.com>, Hal McKinnon <ddshal@aol.com>, Ann McKinnon <annmckinnon5@hotmail.com>

Popes Lake Road should be corrected to Swan Lane.

Henry

[Quoted text hidden]

From: Henry Harriss <hhbuzz@embarqmail.com>

Subject: Annual PLHOA meeting

Date: March 3, 2014 4:49:12 PM EST

To: Juan Fernandez <juanfern526@charter.net>, Lori & Katie Carpenter <LoriGoreC@aol.com>, Cale Barnes <calebarnes@hotmail.com>, John & Erica Maia <jmaia6115@gmail.com>, Cristie Barnes <uncfan@hotmail.com>, Sybil Pope <swpswan@aol.com>, Bill Pope <WRPPP@AOL.COM>, Danny & Sonya Brinson <southerncharm64@aol.com>, Gail Trump <mustangladyGMT@aol.com>, Dave Stepp <dww.stepp@gmail.com>, Lisa & Keith Weatherly <lisasark@embarqmail.com>, John Kopanski <jkopanski@RHAonline.com>, Andrea Fernandez <amfern@charter.net>, Myra Taylor <gmht1118@yahoo.com>, Sandy Kopanski <carsand@live.com>, Worth Bowman <worthbowman726@gmail.com>, Gaylord Stephenson <step046@peoplepc.com>, Hal McKinnon <ddshal@aol.com>, Ann McKinnon <annmckinnon5@hotmail.com>



Dear Neighbors,

The 2014 PLHOA meeting will be held on Monday, April 7, 2014 at Ma's Grill. Hope to see you there. I will send out a reminder later.

Henry Harriss
PLHOA President

Annual Meeting notes (FROM 4/7/2014)
4/30/2015

Meeting called to order by H. Harriss

Read last year's minutes and were approved by hand vote.

Noted limited number of attendees only 8 lots represented

Voted to send flowers to Terry on passing of her step mother

Treasurer's report given and approved by attendees

Open floor to new business

- a- Discussed the street lights and how costly they were to the association and whether there are options to reduce there cost
- b- Discussed common area maintenance and ways to reduce that cost
 - 1- Have adjacent home owners take care of the areas next to their property and only have tony do the dam and path.
- c- Dissolve or reduce the HOA because of the lack of participation of the land owners. Same people always doing the work.
- d- Reduce costs for each lot, because of lack of services required

Election of director noted there were only 38% of the lots attending

- a- Pat Stephenson elected to replace Sybil Pope on board

Meeting adjourned at 8:25 PM



David Stepp <dww.stepp@gmail.com>

Update

Henry Harriss <hhbuzz@embarqmail.com>

Fri, May 30, 2014 at 1:35 PM

To: Juan Fernandez <juanfern526@charter.net>, Lori & Katie Carpenter <LoriGoreC@aol.com>, Worth Bowman <worthbowman@embarqmail.com>, Cale Barnes <calebarnes@hotmail.com>, John & Erica Maia <jmaia6115@gmail.com>, Cristie Barnes <uncfan@hotmail.com>, Sybil Pope <swpswan@aol.com>, Bill Pope <WRPPP@aol.com>, John Kopanski <jkopanski@rhaonline.com>, Danny & Sonya Brinson <southerncharm64@aol.com>, Dave Stepp <dww.stepp@gmail.com>, Sandy Kopanski <carsand@live.com>, Gail Trump <mustangladyGMT@aol.com>, Myra Taylor <gmht1118@yahoo.com>, Andrea Fernandez <amfern@charter.net>, Lisa & Keith Weatherly <lisasark@embarqmail.com>, Gaylord Stephenson <step046@peoplepc.com>, Hal McKinnon <ddshal@aol.com>, Ann McKinnon <annmckinnon5@hotmail.com>

Greetings,

Pat Stephenson resigned as a PLHOA director, however, John Kopanski agreed to take on that responsibility. If there are any objections to John serving in that capacity, please let me know. Since I agreed to serve as president again, and when John is in place, the directors will meet to discuss the DOT taking over Swan Lane and the possibility of hiring Kornerstone Community Management, an HOA firm.

The DOT take over has two requirements.

Move Danny's mail box back and fix the small pavement depression in front of his driveway. We are waiting for a cost estimate on the pavement repair. Once these tasks are complete, we fill out a form, turn it in and Swan Lane will be their responsibility.

Once we gather the information, we can have a special Popes Lake meeting to make a decision on each situation.

Henry



David Stepp <dww.stepp@gmail.com>

Directors meeting 9/9/14

Henry Harriss <hhbuzz@embarqmail.com>

Thu, Sep 11, 2014 at 4:15 PM

To: Juan Fernandez <juanfern526@charter.net>, Lori & Katie Carpenter <LoriGoreC@aol.com>, Worth Bowman <worthbowman@embarqmail.com>, Cale Barnes <calebarnes@hotmail.com>, John & Erica Maia <jmaia6115@gmail.com>, Cristie Barnes <uncfan@hotmail.com>, Sybil Pope <swpswan@aol.com>, Bill Pope <WRPPP@aol.com>, Gail Trump <mustangladyGMT@aol.com>, John Kopanski <jkopanski@rhaonline.com>, Sandy Kopanski <carsand@live.com>, Dave Stepp <dww.stepp@gmail.com>, Lisa & Keith Weatherly <lisasark@embarqmail.com>, Andrea Fernandez <amfern@charter.net>, Danny & Sonya Brinson <southerncharm64@aol.com>, Myra Taylor <gmht1118@yahoo.com>, Gaylord Stephenson <step046@peoplepc.com>, Hal McKinnon <ddshal@aol.com>, Ann McKinnon <annmckinnon5@hotmail.com>

At the director meeting, we discussed the second estimate to fix the depression in front of Danny's house. Johnson Brothers paving in Lillington estimate was \$9500 with a The 30 day notice possible addition cost if the subgrade under the pavement is not suitable. RLT Construction had an earlier quote of \$8500 with the same possible additional charge. Once this is fixed and Danny's mail box is move back, the county will take over Swan Lane and will be responsible for any repairs.

Therefore, there will be a PLHOA meeting on Saturday , October 11, 2014 at 10:00 AM at the Fellowship hall at the Angier United Methodist Church so we can vote whether to pay for the repair. It will take two thirds vote in the affirmative to pass. The 30 day notice is required.

We discussed different ways to pay which we will no doubt discuss at the meeting.

If you have any suggestions or comments, please let us know.

Henry Harriss

From: Henry Harriss <hhbuzz@embarqmail.com>

Subject: **Reminder**

Date: October 17, 2014 9:38:28 AM EDT



To: Juan Fernandez <juanfern526@charter.net>, Lori & Katie Carpenter <LoriGoreC@aol.com>, Worth Bowman <worthbowman@embarqmail.com>, Cale Barnes <calebarnes@hotmail.com>, John & Erica Maia <jmaia6115@gmail.com>, Cristie Barnes <unxfan@hotmail.com>, Sybil Pope <swpswan@aol.com>, Bill Pope <WRPPP@AOL.COM>, Danny & Sonya Brinson <southerncharm64@aol.com>, Gail Trump <mustangladyGMT@aol.com>, John Kopanski <jkopanski@RHAonline.com>, Lisa & Keith Weatherly <lisasark@embarqmail.com>, Sandy Kopanski <carsand@live.com>, Myra Taylor <gmht1118@yahoo.com>, Dave Stepp <dww.stepp@gmail.com>, Andrea Fernandez <amfern@charter.net>, Gaylord Stephenson <step046@peoplepc.com>, Hal McKinnon <ddshal@aol.com>, Ann McKinnon <annmckinnon5@hotmail.com>

Greetings Neighbors,

This is just a reminder that our meeting is this Saturday at 10 AM on 10/18/14 at the Angier Methodist Church. The address is 278 S. Wilma Street. If we pass a motion to hire one of two paving companies to fix the depression in front of Danny's house and if his mailbox is moved back, the county will take over Swan Lane and we won't be faced with higher Swan Lane road repairs later. Even if it passes, if we cannot find a way to pay the paving company, we won't be able to hire them. These are some of the things we will likely discuss. If you can't make it to the meeting, please bring me a proxy vote or call me and I will pick it up. This will help us to insure that we will have 60% present and you will be able to vote.

See you at the meeting.

Henry Harriss

From: Henry Harriss <hhbuzz@embarqmail.com>

Subject: Popes Lake HOA Meeting 10/18/14

Date: October 22, 2014 6:52:16 PM EDT



To: Juan Fernandez <juanfern526@charter.net>, Worth Bowman <worthbowman@embarqmail.com>, Cale Barnes <calebarnes@hotmail.com>, John & Erica Maia <jmaia6115@gmail.com>, Cristie Barnes <unxfan@hotmail.com>, Sybil Pope <swpswan@aol.com>, Bill Pope <WRPPP@AOL.COM>, Danny & Sonya Brinson <southerncharm64@aol.com>, Gail Trump <mustangladyGMT@aol.com>, John Kopanski <jkopanski@RHAonline.com>, Lisa & Keith Weatherly <lisasark@embarqmail.com>, Sandy Kopanski <carsand@live.com>, Myra Taylor <gmht1118@yahoo.com>, Dave Stepp <dww.stepp@gmail.com>, Lori Gore Fisher & <loregorefisher@yahoo.com>, Andrea Fernandez <amfern@charter.net>, Gaylord Stephenson <step046@peoplepc.com>, Hal McKinnon <ddshal@aol.com>, Ann McKinnon <annmckinnon5@hotmail.com>

The meeting was held at Angier United Methodist Church to discuss and vote whether to hire a paving company to repair the sink hole type depression in front of Danny Brinson's house. We have an \$8500 estimate from RLT Construction in Fuquay-Varina and \$9500 from Johnson Brothers Paving in Lillington. Once the repairs have been completed according to DOT specifications and the Brinson's mailbox is moved back, the state will take over Swan Lane which is now a private road.

David Plummer from the DOT told Sonya Brinson that these requirements would become more stringent in the near future. He also said that it includes all of Swan Lane. He would be present during the repairs to ensure compliance. Larry Trump said that if the drainage pipe collapsed causing a wash out, the estimate may double or triple. Danny Brinson felt that we have to repair it before it gets worse. Large trash trucks had added to the road stress. Andrea Fernandez, our treasurer, stated that we have a \$7200 balance but we have property taxes and energy bills pending. Gaylord Stephenson was unable to attend but emailed us six questions which Sonya answered. We were still faced with the question on how to pay for the repairs. Danny Brinson made a motion to allot \$10,000 for repairs - to take \$4000 from the HOA and each lot pay \$300 per year in extra dues for 2015 due 1/1/15 to pay the remaining \$6000. The motion passed.

Bill Pope will contact Ray Johnson Construction Company in Erwin who originally paved Swan Lane, to evaluate the depression.

The meeting was adjourned.

Submitted by
Henry Harriss



David Stepp <dww.stepp@gmail.com>

Fixing the depression in front of Danny's house

Henry Harriss <hhbuzz@embarqmail.com>

Thu, Nov 6, 2014 at 2:44 PM

To: Juan Fernandez <juanfern526@charter.net>, Worth Bowman <worthbowman@embarqmail.com>, Cale Barnes <calebarnes@hotmail.com>, John & Erica Maia <jmaia6115@gmail.com>, Cristie Barnes <uncfan@hotmail.com>, Sybil Pope <swpswan@aol.com>, Bill Pope <WRPPP@aol.com>, Lori Gore Fisher & Fisher & <lorigorefisher@yahoo.com>, Danny & Sonya Brinson <southerncharm64@aol.com>, Gail Trump <mustangladyGMT@aol.com>, John Kopanski <jkopanski@rhaonline.com>, Lisa & Keith Weatherly <lisasark@embarqmail.com>, Myra Taylor <gmht1118@yahoo.com>, Sandy Kopanski <carsand@live.com>, Dave Stepp <dww.stepp@gmail.com>, Andrea Fernandez <amfern@charter.net>, Gaylord Stephenson <step046@peoplepc.com>, Hal McKinnon <ddshal@aol.com>, Ann McKinnon <annmckinnon5@hotmail.com>

Greetings,

Bill Pope got in touch with Ray Johnson, whose paving company is in Erwin, came out to get an estimate of the depression repair. He mailed him an estimate of \$4800 and will come over next week to repair it. Upon completion, David Plummer from DOT will come by for a final inspection. After Danny's mail box is moved back, the requirements for Swan Lane to be taken over by the state will be fulfilled. If you have any questions, please let me know.

Henry Harriss



David Stepp <dww.stepp@gmail.com>

repairs finished

Henry Harriss <hhbuzz@embarqmail.com>

Fri, Nov 14, 2014 at 9:26 PM

To: Andrea Fernandez <amfern@centurylink.net>, Worth Bowman <worthbowman@embarqmail.com>, Cale Barnes <calebarnes@hotmail.com>, John & Erica Maia <jmaia6115@gmail.com>, Cristie Barnes <uncfan@hotmail.com>, Sybil Pope <swpswan@aol.com>, Bill Pope <WRPPP@aol.com>, Lori Gore Fisher & Fisher & <lorigorefisher@yahoo.com>, Danny & Sonya Brinson <southerncharm64@aol.com>, Gail Trump <mustangladyGMT@aol.com>, John Kopanski <jkopanski@rhaonline.com>, Lisa & Keith Weatherly <lisasark@embarqmail.com>, Myra Taylor <gmht1118@yahoo.com>, Sandy Kopanski <carsand@live.com>, Dave Stepp <dww.stepp@gmail.com>, Juan Fernandez <juanfern526@charter.com>, Gaylord Stephenson <step046@peoplepc.com>, Hal McKinnon <ddshal@aol.com>, Ann McKinnon <annmckinnon5@hotmail.com>

Greetings,

Ray Johnson Paving finished repairing the depression in front of Danny's house. Mr. David Plummer from DOT will inspect it next week along with Mr. Johnson. Danny has moved his mail box so if the repairs are approved, we will have met the requirements for the state to take over Swan Lane.

The final cost was \$2650 which is a sum that Andrea will be able to pay out of the PLHOA funds.

Henry

Agenda for the annual Pope Lake Homeowners Association Meeting

April 30, 2015

Simon'z Restaurant, Angier North Carolina

1. Call meeting to order
 - a. Recognition of Henry Harriss and his services to the community
 - b. Introduction of new neighbors
2. Roll call
3. Invocation
4. Reading and adoption of minutes of the 2014 annual meeting (copy attached)
5. Report of officers
 - a. President's comments.
 - b. Treasurer's report.
6. Committee reports
7. Elections
 - a. ~~President~~ **BOARD**
8. Old business
 - a. Repair of sink hole on Swan Lane
 - b. Takeover of the maintenance of Swan Lane by the state
9. Unfinished business
10. New business
 - a. Lighting proposal (copy attached)
11. Adjournment

April 30, 2015 PLHOA Meeting Minutes

Page 1 of 2

October 15, 2015

The meeting was held at Simon's Restaurant in Angier on April 30, 2015.

Meeting was called to order at 7:00pm

Note: Dave Stepp acting president for the balance of Henry Harriss' term.

Dave Stepp recognized the contribution to the community by Henry Harriss and that he would be truly missed.

Dave Stepp introduced our new neighbors, Joe and Letizia Hemphill

Roll call was taken and a quorum was present.

Invocation was given by Sandy Kopanski.

Reading of the minutes from the 2014 meeting and accepted.

Treasurers report by Andrea Fernandez (a special thank you to Andrea for continuing to do a great job as Treasurer.)

Question was raised as to the status of the takeover of Swan Lane by the state was raised. The current status was unknown but that Dave Stepp would look into it.

No committee reports were required (architectural and landscape).

Election for the board member to replace Hal (term expired) was conducted and Dave Stepp was elected.

Old business -

1. Repair of sink hole on Swan Lane was completed (prerequisite to the state takeover of Swan Lane).
2. Take over on Swan Lane by the state. The current status is unknown. Dave has Henry's notes regarding the takeover and will contact appropriate individual to determine status.

Unfinished business - None

New business - Lighting proposal (see attached)

1. A lively discussion was held regarding the addition of street lights. The conclusion was that the cost was too high and that anyone wishing additional lighting in their area may pursue additional lighting on their own.

April 30, 2015 PLHOA Meeting Minutes

Page 2 of 2

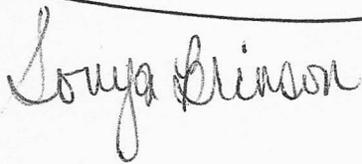
The following areas of concern were raised by various individuals:

1. Bridges are in need of inspection and repair.
2. Christmas decorations - have not been done in the last year or so.
3. Damn leaking at spill way (small pond) - not association property.
4. Tree at entrance (one side was damaged) and the other tree should be removed for a visually balanced appearance.
5. Lights at entrance not working again, possibly burned out bulbs, timer issue or a combination thereof.
6. Back trails are in need of maintenance and leveling.
7. Duck weed in small pond.

Meeting was adjourned at approximately 9:00pm.

Note: The formal notes taken during the meeting were inadvertently misplaced. These minutes were reconstructed by the board members based upon personal notes and best recollection. Those individuals that were present at the meeting are encouraged to review these minutes against any notes they may have made and bring any disparities to the attention of a board member. Any disparities will be reviewed and these minutes revised if necessary.


DAVID W STEPP



March 2, 2016

Dear Neighbor,

The time has come for our Pope Lake Home Owner's Association (PLHOA) annual meeting and I'm asking that you please attend.

This year's meeting will be held on Friday, April 8th at 6:30 pm at the Corner Stone Restaurant in Coats (16 East Main Street, Coats NC 27521, 910.897.5600).

Currently on the agenda we have two (2) openings on the Board that need to be filled and we have to elect/appoint a president.

If you've not held a position in the past, I really hope that you would consider becoming active in our community.

Keep in mind that the HOA serves to protect your biggest investment; your home and your property value.

Regards,

Dave Stepp
PLHOA President (acting) and Board Member

Agenda for the annual Pope Lake Homeowners Association Meeting
April 8, 2016
Corner Stone Restaurant, Coats North Carolina

1. Invocation & Blessing of meal
2. Call meeting to order
 - a. Introduction of new neighbors
3. Proof of Notice of Meeting (copy attached)
4. Roll call
5. Reading and adoption of minutes of the 2015 annual meeting (copy attached)
6. Report of officers
 - a. Acting President's comments
 - b. Treasurer's report
7. Committee reports
 - a. Most committees have been dissolved over the years. Suggest that all business (such as lighting requests, new building, grievances) be handled by the board
8. Appointment of Inspectors of Election followed by Election of Directors
 - a. Board Members (2 required)
 - b. Volunteer & nominations from the floor
9. Old business
 - a. Takeover of the maintenance of Swan Lane (Route #1630) by the state (notice was email on 12/29/15)
 - b. Entrance lights repaired and incandescent bulbs replaced with LED lights
 - c. Street light at foot of Pope Lake Road was replaced
10. Unfinished business
 - a. Presidents position remains open
11. Capital Expenditures Budget (may be discussed under Treasurers Report)
12. General Operations Budget (may be discussed under Treasurers Report)
13. New business
 - a. Back trail along pond is in need of cleanup, including bridges
 - b. "No Thru Traffic" sign at head of Swan Lane has disappeared, possibly removed by DOT.
 - c. Need updated contact information from everyone, including preferred method of contact (email, mail, phone, etc.)
 - d. See above note under Committee reports
 - e. Maintenance of common areas
 - i. Tony Dunn has agreed continue maintenance for the 2016 season if there are no objections
14. Adjournment

April 14, 2016

April 8, 2016 PLHOA Meeting Minutes

The meeting was held at the Corner Stone restaurant in Coats.

Meeting was called to order at 7:00pm after the Invocation and Blessing by Worth Bowman.

- Note: Dave Stepp continues as acting president.

For the benefit of our new neighbors, everyone introduced themselves.

Proof of Notice of Meeting was presented (attached to meeting agenda).

Roll call was conducted and a quorum was present.

The minutes from the 2015 annual PLHOA meeting were read and were unanimously accepted.

President's comments - Dave Stepp asked that everyone please remember the people we've lost recently: Bill Pope, Henry & Trish Harriss, and Myra Uber (Myra Sr).

Treasurer's report - Given by Andrea Fernandez.

No committee reports were made (Architectural and Landscape) as there are no current members.

- Note that the plans for Larry and Gail Trump's house (34 Swan Lane) were previously approved.
- Instructions for future approval requests and suggestions for improvements will be included in a letter from the Board to all PLHOA members.

Dave Stepp explained that we needed to elect two (2) Board Members (one to replace John Kapanski who moved and one for Sonya Brinson who's term has expired) and asked if anyone present was willing to serve on the Board. Terry Walton and Bridget Stewart (Harriss) were appointed as Inspectors of Election followed by a vote by secret ballot. The results were that Patsy Bowman and Letizia Hemphill were elected.

For information, the Board is now comprised of Patsy Bowman, Letizia Hemphill and Dave Stepp.

Old business -

1. Takeover of Swan Lane by the state was formalized last year and route number 1630 was assigned.
2. Entrance lights were repaired and all incandescent bulbs were replaced with LEDs.
3. Street light at foot of Pope Lake road was inoperative and was replaced.

Unfinished business -

1. President's position continues to remain open.

Capital Expenditures Budget - None

General Operations Budget - Discussed during Treasurer's Report

New business-

1. Tony Dunn has agreed to continue to maintain (grass cutting, weed whacking and general cleanup) of the common areas for the 2016 season.
2. Bridget Stewart advised that Trish & Henry's house is now on the market and that there would be an open house on Saturday, April 16th from 1 to 4 pm.
3. Dave Stepp asked that everyone present please update their preferred method of contact information.
 - a. This is not only for PLHOA business, but in case of emergencies or during severe weather.
 - b. This request will also be included in a letter from the Board.
4. Myra Ann Uber has taken over her mom's position as Neighborhood Watch coordinator and has created a Facebook page for those wishing to participate.

The following concerns were raised by several individuals:

1. Back trail along pond needs work to remove fallen trees and braches as well as a general clean up. Also needs to be evaluated to see if additional stone is required to be laid.
 - a. The Board will contract Tony Dunn to perform.
2. Bridges are in need of repair, cleaning and painting.
 - a. The Board will locate a contractor to perform required work. Andrea will research financial records in an attempt to determine who performed the work several years ago.
3. The paint on the entrance pillars is peeling.
 - a. Discussion was held regarding the difficulty in successfully painting brick. Residents discussed possible options such as touching up, sand blasting existing paint and either repainting or leaving bare. The Board will research and present options.
4. The "No Thru Traffic" sign at the entrance to Swan Lane has been removed, possibly by DOT.
 - a. The Board will contact DOT to determine if the sign can be replaced or if it was removed when Swan Lane became a state maintained road.
5. Speeding along in the development and Pope Lake Road.
 - a. The Board will draft a letter to all residents asking that they, as well as guests, please observe the posted speed limit of 25 MPH.
6. Maintenance of properties.
 - a. Will be included in above letter from Board.
7. Membership dues.
 - a. Please remember to pay membership dues to avoid reminders having to be generated. This will be included in above letter from Board.
 - b. The Board needs to discuss the possibility of pursuing legal action against the property owner that has never paid dues as mandated by the PLHOA By Laws.
8. The shrubs at the entrance pillars need to be cut and the one tree removed (one died a while back) to present a more uniform appearance.

The meeting was adjourned at 8:35pm.

March 2, 2017

Dear Neighbor,

The time has come again for our Pope Lake Home Owner's Association (PLHOA) annual meeting.

This year's meeting will be held on Wednesday, April 5th at 7:00 pm at Two Cousins Pizza in Angier (559 N. Raleigh Street, 919.639.5400).

Since our last meeting, we have four properties with new owners, so I hope that you'll be able to attend and help to welcome our new neighbors.

With the new neighbors in mind, you should have been provided with copies of the following documents at your closing:

- By Laws
- Declaration of Protective Covenants
- Articles of Amendment

If you do not have copies of these documents, please email me at dww.stepp@gmail.com and I'd be happy to provide you with them.

I'm looking forward to seeing all of you at this year's meeting (at 7:00pm ☺)

Regards,

Dave Stepp
PLHOA President (acting)

Attachments: 1) 2017 PLHOA meeting proposed discussion points
2) April 8th 2016 PLHOA Meeting Minutes
3) April 14 2016 Letter to PLHOA Members

2017 PLHOA meeting proposed discussion points

1. Welcome of our new neighbors.
2. For information, we have been attempting to have the bridges cleaned and painted since just before Hurricane Matthew hit. Now that the weather seems to be cooperating, we should be able to move forward.
3. The house at 570 Pope Lake Road is now in foreclosure; however, the PLHOA was able to obtain full payment of dues.
4. Election of new board member, based upon those interested in the position, since Dave's 3-year term is complete and will be rotating off.
5. The board will then appoint a new president, again based upon those interested in the position, which has remained open since December of 2014.

April 14, 2016

April 8, 2016 PLHOA Meeting Minutes

The meeting was held at the Corner Stone restaurant in Coats.

Meeting was called to order at 7:00pm after the Invocation and Blessing by Worth Bowman.

- Note: Dave Stepp continues as acting president.

For the benefit of our new neighbors, everyone introduced themselves.

Proof of Notice of Meeting was presented (attached to meeting agenda).

Roll call was conducted and a quorum was present.

The minutes from the 2015 annual PLHOA meeting were read and were unanimously accepted.

President's comments - Dave Stepp asked that everyone please remember the people we've lost recently: Bill Pope, Henry & Trish Harriss, and Myra Uber (Myra Sr).

Treasurer's report - Given by Andrea Fernandez.

No committee reports were made (Architectural and Landscape) as there are no current members.

- Note that the plans for Larry and Gail Trump's house (34 Swan Lane) were previously approved.
- Instructions for future approval requests and suggestions for improvements will be included in a letter from the Board to all PLHOA members.

Dave Stepp explained that we needed to elect two (2) Board Members (one to replace John Kapanski who moved and one for Sonya Brinson who's term has expired) and asked if anyone present was willing to serve on the Board. Terry Walton and Bridget Stewart (Harriss) were appointed as Inspectors of Election followed by a vote by secret ballot. The results were that Patsy Bowman and Letizia Hemphill were elected.

For information, the Board is now comprised of Patsy Bowman, Letizia Hemphill and Dave Stepp.

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1. Takeover of Swan Lane by the state was formalized last year and route number 1630 was assigned.
2. Entrance lights were repaired and all incandescent bulbs were replaced with LEDs.
3. Street light at foot of Pope Lake road was inoperative and was replaced.

Unfinished business -

1. President's position continues to remain open.

Capital Expenditures Budget - None

General Operations Budget - Discussed during Treasurer's Report

New business-

1. Tony Dunn has agreed to continue to maintain (grass cutting, weed whacking and general cleanup) of the common areas for the 2016 season.
2. Bridget Stewart advised that Trish & Henry's house is now on the market and that there would be an open house on Saturday, April 16th from 1 to 4 pm.
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 - a. This is not only for PLHOA business, but in case of emergencies or during severe weather.
 - b. This request will also be included in a letter from the Board.
4. Myra Ann Uber has taken over her mom's position as Neighborhood Watch coordinator and has created a Facebook page for those wishing to participate.

The following concerns were raised by several individuals:

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 - a. The Board will contract Tony Dunn to perform.
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 - a. The Board will locate a contractor to perform required work. Andrea will research financial records in an attempt to determine who performed the work several years ago.
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 - a. Discussion was held regarding the difficulty in successfully painting brick. Residents discussed possible options such as touching up, sand blasting existing paint and either repainting or leaving bare. The Board will research and present options.
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 - a. The Board will contact DOT to determine if the sign can be replaced or if it was removed when Swan Lane became a state maintained road.
5. Speeding along in the development and Pope Lake Road.
 - a. The Board will draft a letter to all residents asking that they, as well as guests, please observe the posted speed limit of 25 MPH.
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 - a. Please remember to pay membership dues to avoid reminders having to be generated. This will be included in above letter from Board.
 - b. The Board needs to discuss the possibility of pursuing legal action against the property owner that has never paid dues as mandated by the PLHOA By Laws.
8. The shrubs at the entrance pillars need to be cut and the one tree removed (one died a while back) to present a more uniform appearance.

The meeting was adjourned at 8:35pm.

April 14, 2016

From: Board of Directors, Pope Lake Home Owners Association (PLHOA)
To: PLHOA Member
Subject: Discussion during the 2016 annual PLHOA meeting held on April 8, 2016

Dear Resident-

The following topics were discussed during the subject meeting and we wanted to bring them to your attention.

1. Several home owners, including those that live on Pope Lake Road but not within the Association, have raised concerns over people clearly exceeding the posted speed limit of 25 mph on Pope Lake Road. For everyone's safety, please observe the speed limit and remind your guests to do the same. (Although Swan Lane is not posted at 25 mph, the same concerns apply.)
2. Please pay attention to your lawns and general appearance of your home. Remember that your property's appearance affects your neighbors.
3. Please remember to pay your HOA dues on time to avoid us having to send reminders out.
4. Myra Ann Uber has taken on the role of Neighborhood Watch Coordinator, which not only includes the Association, but all of Pope Lake Road and Corner Stone as well. Myra has established a Facebook account to keep everyone in the area aware of any concerns. You can search Facebook or use the link below. (You'll need to send a friend request to get added to the group.)

<https://m.facebook.com/profile.php?id=1208559432506853&tsid=0.892243706388399&source=typeahead>

5. The HOA president's position has remained open since December of 2014. If you're able to spend a little time in service to your community, PLEASE contact one of the Board members within the next two (2) weeks so that we may fill the position.
 - a. For information, the current PLHOA Board consists of
 - i. Letizia Hemphill
 - ii. Patsy Bowman
 - iii. Dave Stepp
6. Since there are no more active committees (Architectural, Landscaping, etc.) any future requests for approvals or suggestions for improvements shall be submitted to PLHOA Board for action.
7. If you've not already done so, please provide information regard your preferred method of contact (email address, home phone, cell phone, etc.) for our records. This is not only for PLHOA information, but in case of emergencies or severe weather. You can send this to Dave Stepp at dww.stepp@gmail.com or to 761 Pope Lake Road.

Respectfully,

Board of Directors
Pope Lake Home Owners Association

Agenda for the annual Pope Lake Homeowners Association Meeting
April 5, 2017
Two Cousins Pizza, Angier North Carolina

1. Invocation & Blessing of meal
2. Call meeting to order
 - a. Introduction of new neighbors
3. Proof of Notice of Meeting (copy attached)
4. Roll call
5. Reading and adoption of minutes of the 2016 annual meeting (copy attached)
6. Report of officers
 - a. Acting President's comments
 - b. Treasurer's report
7. Committee reports
 - a. All committees have been dissolved over the years. Suggest that all business (such as lighting requests, new building, grievances) continued to be handled by the board.
8. Appointment of Inspectors of Election followed by Election of Director
 - a. Board Members (1 required)
 - b. Volunteer & nominations from the floor (for both director and president)
9. Board's appointment of new President
10. Old business
 - a. Back trail along pond has been cleaned up, including removal of fallen trees that were blocking the trail.
 - b. Bridges will be cleaned and painted.
 - c. The house at 570 Pope Lake Road is now in foreclosure; however, the HOA was able to obtain full payment of dues
11. Unfinished business
 - a. Presidents position still remains open
12. Capital Expenditures Budget (may be discussed under Treasurers Report)
13. General Operations Budget (may be discussed under Treasurers Report)
14. New business
 - a. Maintenance of common areas
 - i. Tony Dunn has agreed continue maintenance for the 2017 season if there are no objections
15. Adjournment

May 3, 2017

Dear Neighbor,

The 2017 Popes Lake Home Owner's Association (PLHOA) meeting was held on April 5th, 2017.

The minutes from this meeting are attached for your records.

As you will see in the minutes, our newest neighbor, Nancy Barbour, has agreed to fulfill the President's position.

However, we are short one board member (3 are required) in order to formally appoint the President.

During the April 5th meeting, we did not have a volunteer for the open Board Member position.

The PLHOA cannot effectively operate without a President and three (3) Board Members and I'm asking that you consider serving in this position.

We are a very small community and the position takes only a few hours per year of your time.

If you are willing to become a Board Member, please let me know by either return mail or by email at dww.stepp@gmail.com.

Once we have at least one person willing to take the position, we will need to have a special meeting/election to vote this person in. After that, the Board can formally appoint the new President.

Although I'm no longer a Board Member or President (acting), I will continue to be a resource for our new President, the Board, and the community as a whole.

Additionally, we will be scanning all PLHOA documents onto a CD so that they will be available in electronic format to all HOA members. If you may have any PLHOA documents that you feel should be included, please forward them to myself or a board member for inclusion on the CD.

Finally, speeding in the neighborhood and well as down Pope Lake Road continues to be a concern for both HOA members and our neighbors who live outside the our association. Several individuals have expressed concerns over people that appear to be traveling much faster than the posted speed limit.

We have a beautiful neighborhood and with the warm weather upon us, many people, including children, are out on the road either walking or on bicycles (both of who have the right-of-way).

The Board is discussing the possibility of having an automated speed limit/radar sign or speed bumps installed in an attempt to rectify the situation.

Regards,
Dave Stepp

April 5, 2017 PLHOA Meeting Minutes

Page 2 of 3

The meeting was held at the Two Cousins Pizza in Angier.

Meeting was called to order at 7:00pm after the Invocation and Blessing by James Peterkin.

- Note: Dave Stepp continues as acting president.

For the benefit of our new neighbors, everyone introduced themselves.

Proof of Notice of Meeting was presented (attached to meeting agenda).

Roll call was conducted and a quorum was present (8 of 19 property owners were in attendance).

The minutes from the 2016 annual PLHOA meeting were read and were unanimously accepted.

President's comments - Dave Stepp welcomed the new neighbors. He reminded everyone present that he has rotated off the Board of Directors and a replacement will be needed. Additionally, the President's position continues to remain (officially) unfilled.

Treasurer's report - Given by Andrea Fernandez.

No committee reports were made (Architectural and Landscape) as there are no current members.

Old business -

1. The back trail along the pond has been cleaned up, including the removal of several fallen trees that were blocking the path.
2. The cleaning and painting of the bridges has been contracted to F & H Services for a cost of \$883.28. F & H Services is currently scheduled, weather permitting, to start work on Friday, May 5, 2017.
3. The house at 570 Pope Lake Road is now in foreclosure; however, the HOA was able to collect full payment of dues that were owed.

Unfinished business -

1. President's position continues to remain open.

Capital Expenditures Budget - None

General Operations Budget - Discussed during Treasurer's Report

April 5, 2017 PLHOA Meeting Minutes

Page 3 of 3

New business-

1. Maintenance of common areas:
 - a. Tony Dunn has agreed to maintain the common areas for the 2017 season.

2. Board of Directors position:
 - a. Dave Stepp has rotated off of the Board of Directors and a replacement is needed. (The Board of Directors was increased from two (2) members to three (3) members during the April 24, 2006 PLHOA annual meeting.)

 - b. We had no volunteer, at the meeting, to fill the open HOA Board Member position.

3. Presidents position:
 - a. Our newest neighbor, Nancy Barbour, has agreed to take the President's position. Kenneth and Nancy Barbour will be building on the single lot that is comprised of 34 Swan Lane and 665 Pope Lake Road. Thank you to Nancy for her willingness to become immediately involved with the community.

 - b. HOWEVER, in order for Nancy to officially become President, she must be appointed by the Board. As the Board is currently short one member, they cannot appoint the President.

The meeting was adjourned at 8:15pm.

May 3, 2018 Pope Lake HOA Meeting Minutes

The meeting was held at Simon's Family Restaurant in Angier.

Meeting was called to order at 7:15pm after the Invocation and Blessing by Worth Bowman.

For the benefit of our new neighbors, everyone introduced themselves.

Proof of Notice of Meeting was presented (attached to meeting agenda).

Roll call was conducted and a quorum was present (6 of 19 property owners were in attendance with 2 property owners being represented by those present).

The minutes from the 2017 annual PLHOA meeting were read and were unanimously accepted.

President's comments - Dave Stepp welcomed the new neighbors. He reminded everyone present that he has rotated off the Board of Directors and a replacement will be needed. Additionally, the President's position continues to remain (officially) unfilled.

Treasurer's report - Given by Andrea Fernandez.

No committee reports were made (Architectural, Landscape, Grievance and Beautification) as there are no current members.

Old business -

1. There was no old business discussed.

Unfinished business -

1. President's position continues to remain open.

Capital Expenditures Budget - None

General Operations Budget - Discussed during Treasurer's Report

New business-

1. Maintenance of common areas:
 - a. Tony Dunn has agreed to maintain the common areas for the 2018 season.
2. Board of Directors position:
 - a. Worth Bowman has rotated off of the Board of Directors and a replacement is needed. (The Board of Directors was increased from two members to three members during the April 24, 2006 PLHOA annual meeting.)
 - b. We had no formal volunteer, at the meeting, to fill the open HOA Board Member position.

May 3, 2018 Pope Lake HOA Meeting Minutes

3. Presidents position:

The position is again open and we are seeking volunteers to fill this position.

4. PLHOA involvement:

As discussed in cover letter, we continue to have difficulty in finding individuals to fill the various positions. Therefore, we are accepting bids from homeowner management companies and will be discussing the turnover of the management of the PLHOA to a professional management company with our HOA lawyer. Once we have bids, we will send out a formal letter advising the details of this possible turnover, how the annual dues would be impacted, and, if appropriate, to announce a special meeting of all homeowners.

It was also discussed that we need to confirm that any homeowner that does serve as a President, Board Member or Committee Member cannot be held personally liable for any actions taken while acting that capacity.

5. Speeding:

Several homeowners have again expressed concerns over individuals that are clearly far exceeding the posted speed limit of 25 miles per hour. The HOA has contacted the Harnett County Sherriff's office who have stated that they will increase patrols in the neighborhood. Additionally, we will pursue the installation of the speed indicating radar sign and speed bumps, both of which may result in the need for a one-time assessment to cover the costs of these items. Once we have the information, a letter will be sent out to advise homeowners of the details and possible costs.

6. Home Owner Association dues:

It was discussed. voted on, and unanimously approved, that:

- a. Any homeowners with amounts that are over thirty (30) days past due will be sent a letter requesting payment. Amounts that are not paid within thirty (30) days of the date of this letter will be subject to item c. below.
- b. HOA dues will, starting with 2019, become due, in their entirety (currently \$300.00) on January 1st (which is the PLHOA's fiscal year). Those payments not received within thirty (30) days of the due date will be subject to item c. below.
- c. Amounts over thirty (30) days past due will be assessed at an annual interest rate of 8%. Additionally, the HOA may pursue legal action as allowed for by the PLHOA Declaration of Protective Covenants, Section VI. Assessments paragraph 2 as quoted in-part below:

May 3, 2018 Pope Lake HOA Meeting Minutes

“Collection and Lien: The amount of the assessment levied by the Association shall be paid to it on or before the date or dates fixed by resolution of the Board. If any assessment is not paid within thirty (30) days of the due date thereof, the amount of such assessment (together with interest computed at the simple rate of eight (8%) percent per annum from and after the due date thereof) and any cost of collection (including reasonable attorney’s fees, if any) shall, at the option of the Board, constitute and become a lien upon said lot as of the due date thereof upon the filing notice thereof with the Harnett County Clerk of Superior Court (which notice shall be filed within one hundred twenty (120) days from the due date of the assessment).”

7. Maintenance of property / Fee Schedule:

One of the primary functions of the HOA is to help maintain our property values by establishing, and enforcing, certain basic requirements regarding the appearance of our properties. When violations occur, it is the responsibility of the Board of Directors to address that violation in an attempt to resolve it. After a lengthy discussion, we did agree that it would be preferable to first address any violations verbally, but we also recognized that a letter may be warranted.

With this in mind, the HOA will be considering the development of a “fee schedule” in order to cover the costs of rectifying any long-term / repeat / egregious violations of the By Laws and Protective Covenants. For example, if the HOA is forced into cutting a homeowner’s grass, that fee may be \$75.00 and that cost would be passed along to that homeowner.

8. Entrance Pillars:

The entrance pillars have, for quite some time, been looking poorly, primarily due to peeling paint. Since it is difficult to paint brick, we will be obtaining prices to have the paint on the pillars removed and leave them as uncovered brick.

Additionally, we want to have the timer on the lights changed to a photocell so that the lights turn on at dusk and off at dawn. (The timer does not appear to be working properly and goes off schedule when we have power interruptions).

And finally, we want to further improve the appearance of the entrance by balancing out the shrubs (one died a while back).

9. We have a homeowner that expressed an interest in reestablishing the Beautification Committee and serving in that capacity.

The meeting was adjourned at 8:40pm.

May 23, 2019 PLHOA Meeting Minutes

The meeting was held at Viva Zapata Mexican restaurant in Coats.

It was called to order at 7:32pm and the Invocation and Blessing was given by James Peterkin.

After everyone introduced themselves, the 2018 meetings were read and discussed.

That included the difficulty of obtaining officers and committee members along with fee schedules for enforcement of the covenants and excessive speeding in the neighborhood. It was noted that adherence to the covenants was improved but that speeding continued to be a major concern for residents.

PLHOA payments have been better this year which was attributed to the change to an annual due date of January 1st.

No capital expenditures were undertaken during 2018.

The treasurers report was read by Andrea who noted that the budget remained the same as in prior years.

- new purchases for 2018 were for the Christmas decorations and wreaths which are currently being stored in the Memory's garage and will be passed along for 2020.

- a question was raised regarding legal expenses, which was identified as a tax preparation fee, and the heading on the report will be changed to Legal/Accounting

- it was noted that the apparent increase in this year's total funds was due to the change to the annual fee and that almost all of the money for this year has already been paid whereas prior years it was spread out throughout the year.

On to new business:

Tony Dunn's group has begun their seasonal landscaping services and it is assumed that he will continue for the 2019 season. To obtain a better understanding of what is included, Andrea will provide a list of the original agreement and Robert will meet with Tony to go over them.

The lighting on the pillars was discussed and Dave Johnston identified the make of the bulbs and lumens. He believes that those particular bulbs have been discontinued and has agreed to pursue obtaining new bulbs along with a price for a photo cell timer.

In the meantime, Joe H. and Dylan S. volunteered to look at the current timer.

Next up was a discussion regarding the overgrowth of water based weeds in the Pond. The potential solutions that were offered were to manually pull out the weeds and obtain some Carp which feed on them. Keith W. said he would call the 'fish man' and Dylan S. & Terry W. said they would work together to pull out as many as possible.

Resident's guests are asked to please be courteous of the common areas and to identify their patron as requested.

The deteriorating condition of the trail was next and the 'Sig family' offered to obtain estimates to bring in and spread new gravel along the path.

It was also suggested that repairs were needed for the bridges. Residents Juan F., Ken B. and Dave J. offered to look at them and make the appropriate minor repairs as necessary.

There has been water damage to the spillway between the Pond and the large lake that is subject to need a hydraulic engineer to inspect for damage and environmental impact. No further action is planned at this time.

The President, brought up the idea of a community Fall outing and while details are still pending, it was received well by those present and a good idea!

Also as new business the road speed was brought up as a continuing issue. Although speed bumps do require 100% approval there may be other options available including additional signs along Pope Lake road and a flashing sign along with local enforcement. Robert M. has agreed to seek further advice from a division engineer.

There are orange cones at the corner of the Swan lane cul de sac which has eroded underneath the road. When Joe H. contained DOT, some rip rap was added. Since erosion could potentially prevent Swan lane residents from leaving the neighborhood, Robert M. will also contact the DOT for further action.

Regarding the entrance pillars, the notes were read from the 2018 minutes. It was newly suggested that they be power washed and repainted with primer and epoxy paint. Dave J. and Ken B. offered to power wash after which we will need to obtain a condition assessment and possible estimates for repair. The planting of knock out roses was also suggested for beautification.

Also discussed was the issue of pets (specifically dogs) running free in the neighborhood and the potential dangers to pedestrians and their leashed pets. Please be reminded of the Declaration of Protective Covenants as quoted below.

15. No animals, livestock, or poultry of any kind shall be kept or maintained on any lot except the usual household pets. No vicious animal or other pet that threatens or is a reasonable threat to anyone shall be allowed in subdivision. No commercial activity involving dogs, cats or any other animal shall be permitted. Any pets shall be kept reasonably confined on said lot so as not to become a nuisance. All pets shall be restrained or confined and shall not be allowed to run free beyond the lot of the owner. All confinement areas and/or housing will be directly behind the main dwelling and no closer than twenty (20) feet to any lot line. NO PETS SHALL BE ALLOWED ON OR IN LAKE OR ANY ANIMALS RELEASED ON OR IN LAKE WITHOUT PRIOR UNANIMOUS WRITTEN CONSENT OF DECLARANT AND/OR HOMEOWNERS ASSOCIATION.

Our 3 Directors for 2019 will be Lisa W., Jennifer S and Joe H., Robert M. will continue as president and Letizia has offered to re-start the beautification committee.

Future business (as funds allow) are fountains for the ponds and lighting around the path.

A quorum was established with 12 households/lots present.

The 2018 meeting minutes as read throughout the meeting were accepted...

And the motion to adjourn was given and seconded.

The meeting was adjourned at 8:55 pm.



November 14, 2020 PLHOA Meeting Notes

The meeting was held at the Signorelli residence located at 64 Swan Lane, Angier. The meeting was called into order at 4:13 p.m.

After introductions, the 2019 meeting minutes were read and discussed.

Robert Memory announced he would be stepping down as president of the PLHOA and asking for volunteers.

It was also noted that speeding in the neighborhood was an issue; in addition, failure to stop at the Swan Lane and Pope Lake Road intersection. We kindly remind all that small children live in our neighborhood, please respect/obey the speed limit and stop signs to avoid a possible accident or injury to people/animals. Robert Memory will talk to DOT about placing an additional speed limit sign on Pope Lake Road closer to the entry to the Pope Lake community. We discussed adding speed bumps but believe this addition was not something everyone would want for the neighborhood. In addition, 100% of homeowners would need to agree and petition the DOT for speed bumps.

Committees Update and Approved:

New President - Jennifer Signorelli

Robert Memory seconded

Directors / Board Members - Joe Hemphill, Robert Memory and Patsy Bowman

Beautification Committee - Letizia Hemphill, Wayne Signorelli and Ken Barbour

Robert Memory:

Discussed the pond spillway being severely compromised of being washed out and in need of replacement/repairs. We discussed having estimates done for repairs to the spillway and compromised areas around the pond. The pond spillway is collapsing and the bridges need to be checked for unstable wood. The discussion also questioned ownership of the pond and responsibility for repair costs. We will have a lawyer look onto ownership of the spillway. The cost of the repairs would be evenly divided among all properties/residents in the PLHOA.

The Swan Lane Road from the circle upward to the cul-de-sac was discussed as it is also in need of repairs. There are some cracks and potholes that need to be fixed, it was suggested they be fixed but did raise the question of the age and condition of the existing pavement and what the appropriate fix would be. Robert Memory will work on getting a quote to have the road repaired. It was also discussed that larger cracks might need to be opened cut to seal the pavement.

The heavy traffic from the multiple delivery trucks and multiple garbage/recycling pick-up trucks raised concern for the wear and tear on the road. We discussed consolidating

all trash and recycling pickup to one company, Robert Memory will look into this option and report back to the board.

We discussed Liability insurance and possibly needing underlying owners permission to have repairs done to the spillway.

Resident's guests are asked to be courteous of the common areas and to identify their patrons as requested.

Tony Dunn's group has performed seasonal services and lawn care. It was discussed having someone else perform seasonal services. We discussed obtaining a quote from another local landscaper to perform maintenance and landscaping and comparing quotes.

Pond fountain was discussed with Wayne Signorella and bringing an electrical supply drop to the pond for a fountain, however there are a number of different kinds of fountains with different sprays we will be deciding which one to choose.

The treasurer's report was read by Andrea who noted:
No capital expenditures were undertaken during 2019.
Annual dues of \$300.00 per year are due by January 31st annually.

Repair to the bridges was discussed as Wayne Signorelli has repaired one already. It was agreed that everyone would contribute to repairing/refreshing the bridges.

The Christmas decorations were discussed and will be placed again this year in their usual spots.

The issue of fire ant mounds was discussed and agreed that the landscaper will treat common areas however we all need to treat our land for the fire ant mounds in an attempt to rid them together. There are a few products that are very effective, they are:

ADVION FIRE ANT BAIT
SPECTRACIDE FIRE ANT SHIELD MOUND DESTROYER
DIATOMACEOUS EARTH CRAWLING INSECT KILLER

Letizia and Joe Hemphill request to add a greenhouse to their property.

As a kind reminder please clean up after your dog.

Our three (3) directors for 2020-2021 will be Joe Hemphill, Robert Memory and Patsy Bowman.

Future business: Repair to pond spillway, pond dam, and Swan Lane Road.
Any of these items will be considered capital improvements that will need to be addressed by the PLHOA.

Adding a fountain is also being considered but will not be considered capital improvements.

Quorum was established with 10 households/lots present.

Ken Barbour recommended the 2019 meeting minutes be accepted as read.

The meeting was adjourned at 5:23