

King's Grant Homeowners Association, Inc.
Fayetteville, NC 28311

January 8, 2004

SUBJECT: Minutes of Homeowners Association Board of Directors, January 8, 2004

1. The King's Grant Homeowners Association Board of Directors met on January 8, 2004, at 7:00 p.m., at the home of Del Crawshaw, 433 Shawcroft Road, Fayetteville, North Carolina.

2. Members present: All members of the board, as elected during the general membership meeting on December 21, 2003, were present. They were:

Harvey L. Adams, Jr.
L. Samuel "Sam" Bright
Margaret W. "Maggie" Boor
Delbert D. "Del" Crawshaw

Larry S. Little
Cornette B. "Pudge" Nettles
William F. "Bill" Thetford

3. Old business: The minutes of the general membership meeting and results of the election on December 21, 2003, were reviewed. A copy of vote count was available and is in the files of Del Crawshaw.

4. New business:

a. The agenda for the meeting is at enclosure 1.

b. Officer for the Board of Directors were unanimously elected as follows:

Del Crawshaw	Chairman
Bill Thetford	Vice Chairman
Maggie Boor	Secretary
Pudge Nettles	Treasurer

c. Del Crawshaw clarified that homeowners in Sections I and II of King's Grant are not currently included in the Homeowners Association. Homeowners in Sections III – VII are automatically members of the Homeowner's Association per the restrictive covenants for those sections. The restrictive covenants for Sections I and II do not stipulate Homeowner Association Membership but neither do they preclude voluntary membership by individual homeowners. The board agreed that the Chairman of the Board, Del Crawshaw, will ask Bob Carroll of Section I and Lee Driggers of Section II, to mobilize their sections to change their covenants to make Homeowner Association membership part of the covenants for Sections I and II, to bring unity to the neighborhood. Currently there are approximately 220 lots comprising Sections II – VII.

Del also covered the highlights of SRW's survey in which thirty-three per cent of respondents wanted a manned security guard house and seventeen per cent wanted sidewalks in the neighborhood. A full copy of the survey results is in Del's files.

d. The verbal agreement made in the fall of 2003 between SRW and King's Grant Residents was reviewed in detail (Enclosure 2), and the board discussed steps the King's Grant Homeowners Association must take in order to receive property and monies from SRW. Prior to formalizing the agreement with SRW, the Homeowner's Association must obtain a taxpayer ID and tax-exempt organization status. The board reviewed the location of properties in the agreement, and brainstormed ideas and possible locations of a guard house and whether or not the guard house should be located near the entrance if Sections I and II are not part of the Homeowner's Association. Discussion of the guardhouse and utilization of properties was tabled until the board is in a position to formalize the agreement with SRW.

e. A copy of the "original" Homeowners Association by-laws from 1994 is on hand and is in Del Crawshaw's file. After a discussion, the board decided that Del would ask Lee Driggers and Jim Arp for information on lawyers that may have been considered or consulted during the preliminary work that has been done in resurrecting the homeowner's association. The board intends to have a lawyer review the existing covenants and the original by-laws and present recommendations to the board before by-laws are adopted. The consensus of the board was it would initially need a standing committee for architectural review. The board also agreed it would likely need a budget committee at some point in the future as well as committees for land use/parks and other actions. The board agreed that all committees working on behalf of the King's Grant Homeowner's Association must be sanctioned and approved by the board of directors.

f. Del Crawshaw presented a draft Mission Statement to the board. After discussion, the board agreed to the Mission Statement at Enclosure 3.

g. Assessments as stipulated by the covenants for Sections III-VII are \$120 per year and can only be increased by 10% per year. The Homeowner's Association will have fair and reasonable costs over the next couple of months to include renting a post office box, postage, legal fees and insurance. Without assessing homeowner's in the Association, funds are not available to conduct business for the Association. The consensus of the board was that the letters would be sent to homeowners in Sections II-VII during February notifying them that billing would begin on/about the first of April, with payment due by the end of June. How and when to deliver the letter will be determined during the next meeting.

h. From the board's discussions during the meeting, the following tasks were identified and responsibilities assigned as follows:

(1) Determine best option for a bank account and report findings to the board during the next board meeting: Pudge Nettles, Treasurer

(2) Submit paperwork required for a Taxpayer Identification Number (Form SS4):
Del Crawshaw

(3) Submit application for federal recognition as a tax-exempt organization: Del
Crawshaw

(4) Determine the type and amount of liability insurance coverage the Association
may need once we take ownership of property from SRW: Bill Thetford

(5) Gather information on a post office box for the Association: Harvey Adams

(6) Prepare a draft letter to residents of Sections III-VII to notify them of the amount
of assessment, payment date and payment method: Larry Little

(7) Provide input to Betty Whittington for the monthly King's Grant Newsletter, and
a copy of the minutes as needed for the letter to residents: Maggie Boor

i. Del Crawshaw asked board members to be thinking about the possibility of a
Homeowner's Association web site. More information on web site options will be
provided at a later date.

5. The next meeting of the King's Grant Homeowner's Association is scheduled for
Monday, January 26, 2004, at 433 Shawcroft Road, at 7:00 p.m.

6. The meeting adjourned at 9:30 p.m.

FOR THE BOARD OF DIRECTORS:

Margaret W. Boor
Secretary

Enclosures:

1 – Agenda

2 – Agreement between SRW and King's Grant Homeowner's Association,
undated, fall of 2003

3 – King's Grant Homeowner's Association Mission Statement