

**HEDINGHAM COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING**

The regular monthly meeting of the Hedingham Homeowners Association was held on January 13, 2010, at 7 P.M. in the Willow Oak Clubhouse. Board members present included Secretary Jane Schwartz, President Ed Behan, Brent Wood, Jeanne Molloy and Treasurer Tracy Hicks. Michael Zmuda was also present on behalf of CAS Management.

The minutes from the December board meeting were unanimously accepted. The January 6th special meeting minutes needed further changes and would be reviewed again at the February board meeting.

A report was given by Officer Porter with the City of Raleigh Police Department. In his report he recommended residents not leave their vehicle unattended while warming them up. He also stated that even though we had several days of graffiti activity in December, our gang activity is at a minimum.

Fred Smith Family Company representatives were in attendance and gave short reports on the pools, golf course and maintenance contracts.

Approval of the December financials was postponed until the February meeting.

Michael Zmuda gave a community managers report. He stated that beaver dams would be removed from our common area near Oakland Hills later in the month. At the February meeting he would bring in paint and carpet samples for the Willow Oak Clubhouse improvement project. He reported that all the treadmills at the Athletic Club had gotten new belts and new pads were ordered to replace damaged ones. The Willow Oak clubhouse had also recently had the gutters cleaned, electrical repairs done and pressure washing of the rear patio and front walkway was scheduled for spring. The board was asked if they approved of staff renting the clubhouse. No objections were made as long as they paid the same rate as our residents.

The 2007 and 2008 audit issue was tabled.

An update on the budget and remaining unsigned contracts was discussed. The only contract that still needed to be signed is the CAS Management contract. Ed is in discussions with CAS to add additional positions to the contract and hoped to have that contract finalized by the next meeting. The 2010 budget also needed further review.

The board announced that it is still searching for a replacement board member.

Michael informed the board that Oakland Hills has requested the board sign a contract renewal with HRW and approve a 6% management fee increase. The board asked Michael to invite Scott Ryals to present this request to the board at the next meeting.

The board requested Michael get payout information on 2112 Turtle Point Dr. and also what it would cost to start up utilities. Michael will email board with that information.

The Social, Golf and Communications Committees need volunteers.

A motion was made and passed to schedule a meeting in February with the 16 homeowners utilizing the sewer lift station to discuss future expenses and provide information what not to put down drains and toilets.

A motion was also made to receive written legal advice from Henry Jones regarding the ability of the Community Association to charge lift station expenses to those 16 homes utilizing the station.

The meeting adjourned at 8:50 P.M.