Black Horse Run HOA

Bahama, NC 27503

July 25th, 2018

Board members in attendance: Amy Hogan, Sharon Minda, Doug Ferrell, Vince Tsugranes, Kim Rumsey, Maria Christiansen, Melanie Copley, Linda Cook, John White, Joe Robinson.

Meeting called to order and open forum began at 18:00

Susanne Jacobs 301 Getaway - nature trail - previously established as 15 feet on either side of property lines. Covenant establishes these boundaries - board will discuss what is reasonable useable area for nature trail use. Also what are liabilities regarding trail use and injury - should someone be injured on the trail, would the owner assume any of the responsibility. On both questions board will have to look further into for answers.

501 Mare Court - Noise ordinance question - past issues with barking dogs, per sheriff and HOA management group there are no guidelines for BHR. Would community want to establish an ordinance?

Don Linebury 11447 S Lowell - new home construction on Appaloosa and Gallop cul-de-sac. Question about whether these lots were approved or not/has the board reviewed home plans etc.

Amy 11507 S Lowell - posted barn rules not being upheld (proper feeding, watering, providing shade for horses). How can we establish these rules/enforce outlined consequences?

18:55 open forum closed -

-additions changes to agenda - address some of the above concerns in new business

-discuss of lifeguard presence at pool

-agenda consented

May Board Minutes - approved

Committee reports

Treasurer - May financials have been requested, June have been received. Treasurer would like to move sum of money from non-accessible accounts to accessible accounts to protect our community.

Motion to move $50k out of HRW fun into Suntrust Reserve to add to existing $19k. Motion passed.

Clubhouse:

-Baker and Carolina roofing - HRW scheduled to come out in August to discuss?

Motion to call People’s Insurance and have adjustor come inspect roof and weigh in on if hale damage is sufficient or not for replacement.

-Clubhouse security -look at Sonitrol compared to other security companies. Doug and Amy will work with Linda and Melanie to interview companies and compare what features they can offer.

-Heat control films put on some of the doors, carpet cleaning pending.

Pool

-working on lighting, grill fundraiser

Equestrian

-met with barn manager from outside the community, will have him here to look at our barn and assess for addition of security features.

-requesting that new horses to barn will have health certificate (which requires a Coggins) - new form to have potential barn boarders fill out prior to their horse being allowed in the barn - need to update in handbook horses being vaccinated appropriately, (can we look at standards of other barns and use their template). Will bring information to next meeting.

Motion for HRW to send Mare Ct. home notice stating they are in violation of covenants one horse per ½ acre.

Need to look at state equine laws and potentially revise covenant at annual meeting.

Grounds and Trails

-cut budget - next meeting will bring ideas of items and numbers of where expenditures can be cut

-echoing barn rules and guidelines need to be revisited. What is G&T responsible for.

20:35 session closed for executive session