

Cole Mill Townes Homeowners Association Board Meeting

Meeting Minutes

Meeting Conducted on 2/2/2026

Present: Bruce Lewis, Nick Wagner, Tedd Wimperis

Bruce opened the meeting by thanking Nick and Tedd for their willingness to donate their time serving on the Board for the benefit of the CMT community. Bruce then briefly reviewed the two primary purposes of the Board: administering CMT policies and managing CMT finances.

New Business:

1. Election of HOA Officers
 - a. The Board elects the HOA Officers (Section 2 of Article VI of the By-Laws)
 - b. A board member may fill two roles (Section 2 of Article VI of the By-Laws)
 - c. The Board may delegate the authority to act on behalf of the Board to one of its members (Section 1 of Article V of the By-Laws)

Board action: Bruce was unanimously elected as President & Treasurer by the board. Nick was elected Secretary. The Board designated Bruce to act on behalf of the Board, as he has in the past.

2. Requests from the Annual HOA Meeting in December 2025
 - a. Suggestion made by Jamie Beasley (301) for a complaint portal
 - i. Bruce strongly opposed this because he said he did not want to encourage chronic complainers

Board action: The Board dismissed the idea of a complaint portal.

- b. Linda Maynard (304) suggested an archive of homeowner requests & inquires
 - i. Bruce reported on his review of several years' worth of communications from homeowners; the vast majority fell into two major categories:
 - 1) Most dealt with existing posted policies, which were noted to homeowners in response to their inquiry
 - 2) Some related to issues for which there was no clear policy
 - a) In these cases, the Board has been providing policy clarifications or new policies, often based on precedent, which are subsequently posted on the CMT web page
 - ii. In effect, the lion's share of homeowner communications deal with policy and we already have an extensive archive of policies on the CMT web page
 - iii. It was felt that a repository of email to/from homeowners would not warrant the time and effort to create and maintain it; further, there could be an issue of privacy with a publicly accessible archive of emails

Board action: The Board decided not to create a shared archive of homeowner communications. However, when new/clarified/modified policies are enacted, homeowners will be notified that they are available on the CMT web page.

3. Bathtub Planter

- a. Bruce proposed that Cherie Wilson (401) be permitted to keep the bathtub planter at the side of her unit, subject to the following stipulations:
 - i. The planter be screened with two boxwood bushes, donated by Triss Porter (204) & planted by Daryl Teddy (201); done at no cost to Cherie or the HOA, as Triss and Daryl will do this for free to benefit the neighborhood
 - ii. Cherie will keep the bathtub & the plants in it well maintained at all times
 - iii. Upon transfer or sale of unit 401, the bathtub planter will be removed at Cherie's expense

Board action: *The Board approved this proposal; Bruce will convey this to Cherie.*

4. New Policies & Clarifications

- a. The Board is authorized to create new or modify existing policies under Section 1 of Article XII of the By-Laws, which addresses the power of the HOA Board to make policy amendments
 - i. **New policy:** *plant screens of outside equipment are required, to be paid for by the homeowner; this follows existing precedent*
Board action: *Approved the Policy on Screening Outside Equipment; this policy will be posted on the CMT web page.*
 - ii. **New policy:** *containers (dumpster and/or moving pod) on parking pads will be permitted; this follows existing precedent*
Board action: *Approved the Policy on Containers on Parking Pads; this policy will be posted on the CMT web page.*
 - iii. **Policy clarification:** *the HOA will remove, but may not replace, plants in the Common Area at the back of buildings; this follows existing precedent; this is an update of a previous policy clarification re: HOA Obligations for the Common Area*
Board action: *Approved Further Clarification of HOA Obligations for the Common Area; this policy clarification will be posted on the CMT web page.*
 - iv. **Policy clarification:** an addition to Section 5 (Enforcement) under Article V (Powers and Duties of the Board) of the CMT By-Laws, enumerating a progressive fine protocol for CMT policy violations, was proposed
 - 1) CMT policy enforcement must comply with state/local laws
 - 2) CMT policy enforcement should be modeled after state/local laws
 - 3) It was felt that this matter should be researched further
 - a) Nick will review the proposed fine protocol to ensure compliance with the NC Planned Communities Act
 - b) Bruce will seek a legal review of same

Board action: *Tabled pending further review; Nick will schedule a Board meeting to revisit this proposed policy clarification, when he is ready.*