

YFMC Board Informational Meeting Minutes

Date: October 22, 2016

Time: Schedule 1100-1300EDT (Cancelled by Bear Library Security at 1157 after multiple disruptions from Andrea Thomas)

Location: Bear Library

Activity prior to meeting:

Reginald and Andrea Thomas passed around non-YFMC paper materials, without YFMC Board approval, and refused to allow the YFMC Board to view the paperwork prior to and during the meeting. The YFMC Board would like the community to know this was done without permission.

In the future, only YFMC Board approved material (physical, virtual or other forms) will be disclosed at the meetings.

Activity during the meeting:

During the meeting, there were several questions for clarification on items presented in the slides. These were answered by Marika White and Karin Bell.

Also, two YFMC members consistently disrupted the meeting and were called to order by Marika White, Kevin White, Karin Bell, Virgil Bell, Jim Hopper and the Bear Library security guard.

Below is a synopsis of the items covered during the meeting:

1. Meeting called to order by Marika White (YFMC President)

- Community members in attendance (see attached signature sheet) - Note: not all attendees signed in or had the chance to sign in.
- YFMC Board in attendance: Marika White (President) and Karin Bell (Vice President)
- YFMC Approval Committee attendance: Jim Hopper and Virgil Bell

2. Announcement of Agenda. Marika White speaker.

- Welcome
- Meeting Norms
- Transparency
- Block Watch
- Litigation
- Open Discussion
- Adjournment

3. Announcement of Meeting Norms. Marika White speaker.

- One person speak at a time and to refrain from shouting, name calling and cursing. Also a reminder to silence cell phones and that the meeting audio would be recorded for the purpose of minutes.

4. Announcement of Transparency. Marika White speaker.

- Transparency is the lack of hidden agendas and conditions and that a minimum degree of disclosure is required when matters such as agreements, practices and transactions are performed so members may verify them.

5. Announcement of How Transparency Applies to YFMC. Marika White speaker.

- YFMC has no hidden agenda and went through several examples of what the Board has done to be transparent. This includes sharing budgets with members, information regarding structural issues/problems and information regarding violations along with an open door policy for constructive discussions.
- YF resident, Andrea Thomas, voiced concern that Marika White did not live in the community and thus should not serve on the Board.
 - Marika White responded that:
 - She owns property in YF.
 - Visits frequently.
 - Has family that lives in the community.
 - Is fulfilling her duties as YFMC President.
 - For years a management agency that did not have residents in YF was paid thousands of dollars to operate as the Board.

6. Announcement of what Transparency Does Not Mean. Marika White speaker.

- YFMC will not provide information on anonymous sources (ex. When one member complains about another) or providing information concerning ongoing litigation in writing prior to a verdict. Information can be provided orally if requested.

7. Announcement of Meeting Notifications. Marika White speaker.

- Years ago it was decided by the community that the YFMC Board would provide meeting notifications via the front entrance sign with written notifications to Kirkwood Saint George residents. This was due to the expense of printing and posting of such notifications which resulted in a savings of over \$100 per meeting.
- The Board still follows the 15 day minimum notification as required by NCC Code. It is also common practice amongst other HOAs to communicate meetings in this manner.
- It was explained that Annual Meeting notifications along with officer and budget ballots are mailed or delivered to all residents.
- Recently the Board became aware that the current by-laws are not signed. The Board will begin the revision process shortly.

8. Announcement of Letter Sent to YFMC Member. Marika White speaker.

- Due to continued actions performed by a YF resident, the YFMC Board saw no option but to have a Cease and Desist letter sent to the individual. The Board has tried multiple times to resolve the differences with the resident through amicable means which resulted in verbal abuse of Marika White and attempted physical assault of Virgil Bell.
- YFMC property, in the custody of a family member of the individual, was left on the driveway of Marika White. This exposed YFMC property in danger of theft or damage which would have resulted in costly replacement.
- During the announcement, Andrea Thomas self identified herself and made note that Reginald Thomas was the recipient of the Cease and Desist letter.

9. Announcement of YFMC Concerns with Current Block Watch Leadership. Marika White speaker.

- The YF Block Watch Coordinator knew of a potential predator wondering the YF streets and kept the information to a subset of Block Watch Members. Marika White was not identified even though she was a Block Watch member.
- The YF Block Watch had commissioned a mosquito study of the neighborhood, which is clearly a YFMC Board matter. This exposes the entire neighborhood to legal consequences if a person is injured while in a common area, especially if it is for a non-sanctioned activity. The YF Block Watch has no authority to act on the Board's behalf.
- The YFMC Board was informed of the two items above by accident more than a month afterwards during an open discussion with another YF resident.
- Several YF residents expressed a desire to be members of Block Watch to Andrea Thomas but the request was not received by NCCPD.

10. Announcement of Meeting Between YFMC and NCCPD Officer Pierce and Sgt. Reynolds. Virgil Bell speaker.

- Due to how the YF Block Watch was being operated by Andrea Thomas (YF Block Watch Coordinator) the Board, in the interest of neighborhood safety, held a meeting with Officer Pierce and Sergeant Reynolds of the NCCPD. The above issues above were discussed at length.
- Outcome of the meeting was a request from both NCCPD officers for the Board to announce an open invitation to the community for inclusion in the YF Block Watch.
 - Every YF resident shall be provided an opportunity to participate on Block Watch if they meet the requirements
 - NCCPD decided who can participate on Block Watch
 - Information/warnings shall be disseminated to all YF residents
 - Block Watch is not for maintenance concerns
- If anyone wishes to join Block Watch please contact a YFMC Board member with your full name, address, date of birth, phone and email. The information will be transmitted to NCCPD with the YF Block Watch Coordinator copied.

11. Marika White announces the next topic is Deed Restriction Violations.

12. YFMC member stands up and announces she is upset and has "a problem" with how the YFMC Board is running the meeting and the lack of time remaining.

- Note: There were 63 minutes left in the scheduled meeting and only four of seventeen slides left.

13. The Bear Library Guard cancels the meeting and ejects all attendees from the Library. She recommends to Marika White that the YFMC Board have NCC Police present in the next meeting to handle disruptive audience members.

14. Meeting Adjourned.

- Subsequent to the adjournment of the meeting, the YFMC Board receives a copy of the paperwork passed around prior to the start of the meeting. The paperwork was provided by Andrea Thomas and Reginald Thomas and contains printout of the Cease and Desist letter along with print-outs of private emails.

Below are the topics the YFMC Board was not able to communicate to the attending members:

Deed Restriction Violation.

- Shed located on a property located on Cornwell Drive exceeds allowable size and is inappropriately placed on the property.
- Jim Hopper and Virgil Bell have remained in contact with the household since February 2016.
- Household failed to show at the Hearing they requested.
- Fines were levied and are now \$950.00.
- Household has not taken steps to adhere to the deed restrictions so the YFMC Board, after consulting the attorney, has decided to begin litigation in Chancery Court.
 - Options that were considered and rejected were levying a lien and JP court.

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Open Discussion