



Board Meeting Minutes

Stamey's Walk Homeowners Association, Inc.

PO Box 371 Willow Spring, North Carolina 27592

Meeting Date 11/10/09 Meeting: Board Meeting Location: **Lea Ottley House**

1. **Call to Order at 7:004 PM by Kevin Walls**
2. **Attendance:** Kevin Walls, Dan Dolphin, Lea Ottley, Marvin Cody
 - a. Excused – Alan Anderson
 - b. Guests – Sandy Sullo (ACC)
3. **Old Business**
 - a. Financial Status: Update: \$ \$5184.22 Bank Balance - \$4861.13 Net
 - b. General Meeting Review
 - i. Phone List for Board Kevin to Distribute Update
 - c. Meeting Reminder – 2009 Meeting plans,
 - i. 2nd Tuesday, 7 pm. Location
 1. December – Kevin May need to Move Date – Kevin Will Advise
 - d. Open Field Land Use
 - i. Discussion on use of Water Lot or Open space areas - We have not heard back from Aqua so Members can use them as long as they do not install or leave any equipment and they clean up after themselves.
 - e. Architectural Committee Report
 - i. Discussion on Dog at UENOYAMA's - 7709 EAGLE CHASE DR, - Sandy will Address.
 - f. Seniors Group (Over 55) – As the suggestion volunteer, Sandy to schedule a dinner date for them
 - g. Sign for Little Drake – Review and decision on sign. Kevin to order B/W .080 Aluminum sign. Approx Cost is \$44
4. **New Business**
 - a. Oct Board Meeting – Comments , discussion any action items ?
 - i. Discussion on Meeting location. Next meeting in March to be at Kevin's house.
 - b. Xmas Lighting Contest – Circular – Reviewed and comments – Will go to the printer Tomorrow PM.
 - c. Evans Property Sale - DEUTSCHE BANK NATIONAL TRUST CO % LITTON LOAN , Houston Texas – Update – Property to close 11/21 per Realtor
 - d. Pictures for ID Cards – Marvin, Rose, John – Sandy will try and get a picture for these people that Kevin can capture/clone for the badges.
 - e. Newsletter (Approx Feb 1st)
 - i. Have pictures of Winning Decoration Contest
 - f. 2010 Officers Selection
 - i. Motion by Marvin, 2nd by Dan to keep same officers. Passed Unanimously
 - g. Other New Business
 - i. Entrance Decorations to be moved from Kevin to Lea for refurbishing.

5. Other Complaints:



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6. Open Discussion from Floor:

Flag Poles – Discussion on a complaint to another HOA.

There is no law in US or North Carolina stating that you CAN NOT put a flag pole in your front yard? No. But there are laws that regulate when, where, how big, lighted or not, how long, etc.

Under the federal Freedom to Display the American Flag Act of 2005, no condo, co-op, or homeowner association can restrict its owners from displaying the U.S. flag on their property.

But there are exceptions. Associations are permitted to place reasonable restrictions on the time, place, and manner of the display to protect a "substantial" interest of the association.

The bottom line? Federal law prevents associations from enacting blanket bans on flag flying but allows restrictions that are reasonable and necessary to protect owners' interests in association property.

Why do associations even restrict flag displays? Some displays can be noisy or unattractive. Having to listen to a "talking" flag or the thump, thump, thump of a metal chain or rope against a flagpole can be an irritant for neighbors.

Also, some people consider tattered flags or lights highlighting flags disrespectful.

All of those potential problems are sound reasons for associations to provide guidance to homeowners on flag displays.

Not a real issue in our subdivision as there is no statement, article or ban or on the other hand, no clarity either.

Research based on HOALeader.com, US Statues Search, NC Statute Search and IsitLegal Forum search by Kevin Walls.

7. Meeting Adjourned – 7:55 PM

Respectfully Submitted: Kevin Walls for Alan Anderson - Secretary