

Olde Raleigh Homeowners Association, Inc.
Board of Directors Meeting Agenda
July 21, 2025

1. Call to Order 6:30pm via RingCentral Jim K, Jim L, Jim M, John B, Will, Jen
2. **April Board Meeting Minutes Approval** Unanimously approved
3. **McAdams Review with Jeremy Wooster (Engineer)**: Review of dam pipe repair project McAdams recommends adjustment to design. McAdams will develop proposal.
4. **Old Business**
 - Review boiler replacement quotes from Modern Mechanical and Newcomb Request if Modern Mechanical can match Newcomb quote. Quotes were within \$1K of each. Modern Mechanical is current supplier. Unanimously approved Modern Mechanical up to \$25K
 - Discuss next steps re proposed Landscape Committee Special Assessment Will review at next budget meeting
 - Discuss Ms. Holden's ongoing concerns with the construction at 3716 William J. Cowan Wynd (i.e. vehicles taking over roundabout; contractors not being allowed to park in owner's driveway)
 - Review latest update rec'd from owners Request PPM to send a letter to homeowner's about parking and request update on finish date. Last correspondence stated project would be complete by June 13th.
 - Discuss next steps re CoR water/sewer line takeover (Jim M.) Will check in with neighbor if he's been able to review. If not, PPM can reach out to their city contact.
5. **New Business**
 - Confirm 2025/2026 Board Roles (2024 roles as follows): Unanimously approved
 - President / ARC Member – Jim Murphy
 - VP / Access System Committee Liaison – Rob Turner
 - Secretary / Social Committee Liaison – Jen Archer
 - Treasurer / ARC Chair – Jim Kropp
 - Grounds Committee Liaison / ARC Member – Will Black
 - Members at Large – John Branch
 - Geese Control – Jim Locklear
 - Review Pool Pros 2026 pool management contract renewal + indoor pool renovation recommendation quote Contract Renewal – Unanimously approved, Indoor pool renovation – Unanimously agreed to hold until at least 2026
 - Discuss next steps re erosion concern behind 3712 Camp Mangum (owner concern) PPM will review. If survey is needed, request to homeowner. If it's found that HOA is responsible, will reimburse homeowner for survey.
 - Discuss stormwater runoff in upper pond (Jim M.) Discussed with erosion topic
 - Discuss geese issue (Jim M.) Jim L will look into further and report findings at future HOA meeting.
 - Discuss community yard sale (Jim M.) PPM will review and report at next meeting
 - Discuss purchasing box for pool toys/floats (Jen) Unanimously approved – PPM will reach out on options for box
 - Discuss purchasing additional table/chairs for clubhouse (owner request)
 - Currently have 1 table, 14 chairs (reportedly used to have 4 tables, 28 chairs) Community doesn't have group events that require tables and chairs. PPM will send email to neighborhood to ask for return if homeowners have borrowed
6. **PPM Management Report:**

- Administrative
 - PPM Company Restructure Memo
 - Stage 1 violation sent to 3921 City of Oaks re mailbox repair + landscape maintenance on 5/9 (owner report) **Will review and discuss at next meeting**
 - Awaiting recommendations from insurance agent
- Security – Nothing to report
- Tennis Courts
 - Tennis court net repairs by AQH complete
- Ponds
 - Fountain repair at the upper pond by Foster complete
 - Awaiting confirmation of dam pipe replacement project by Foster
- Pool
 - Outdoor pool now open!
 - Outdoor sink repair by TCR Plumbing complete
 - Replacement of indoor salt cell by Pool Pros complete
 - Indoor pool light assessment by CTI pending
 - Replacement of indoor pool door frame by Cicuto in process (**approved via email vote**)
 - Feazel to cover half the cost of the required work
- Grounds
 - Mosquito treatments at amenity center by Mosquito Squad continue
 - Hydrant inspections throughout the community by Cintas complete
 - Various annual backflow inspections by TCR Plumbing complete
 - Street drain repair on Edwards Pride Wynd cul-de-sac by TCR Plumbing complete
 - Irrigation assessment by Systemize underway
 - Restoration of power to irrigation clock at City of Oaks entrance by CTI pending
 - Street light repair at 3901 Lewis P Olds by CTI pending (underground wire issue)
- Roads / Gates
 - Repair to Duraleigh Gate by Custom Door complete (work under warranty, no charge)
 - Repair to Plaza Gate by Custom Door complete
 - Repair to Laurel Hills pedestal by Custom Door complete (hit by vehicle)
- Clubhouse
 - Roof leak repair by Feazel complete (work under warranty, no charge)
 - Annual window washing at clubhouse by Legacy complete
 - Clubhouse gutter cleaning by AQH complete
 - Annual fire safety check by Johnson Controls complete

7. **Treasurer's Report.** – Jim K.

- June 2025 Financial Report Review
- Olde Raleigh HOA to reimburse Long Lake HOA for \$455.28 re tennis court repair supplies
- Q2 cap ex transfer (\$40,506.77) complete

8. **Committee Reports**

- Architectural Review Committee – Jim K. **1 HOA request in July**
- Landscape Committee – Will
- Access System Committee – Ron
- Social Committee – Jen **Will bring update for planning fall activities at next meeting**
- New Resident Committee – Evan Archer
 - 3605 Camp Mangum Wynd – Basil and Andrea Yourcisin
 - 4109 City of Oak Wynd – Lynn and Faye Eury
 - 4101 John S. Raboteau Wynd – Thomas Beck