

DCCA HOA Board of Directors Meeting - July Meeting Minutes

Date: Thursday, August 6, 2026

Time: 5:30 PM

Location: The UNC Farm Clubhouse

Board Members: Brian Burke, Andrew Collier, Amanda Harding, Penny Howell. **Absent:** Mike Merzke

Property Manager: Cathy Pierce

Call to Order: 5.50pm

A. Landscaping & Community Updates

Trees & Storm Damage

- Discussed unhealthy and dead tree and limb concerns throughout the neighborhood following recent storms.
- Rantos and The Treeist are being asked to evaluate dead/damaged limbs and trees in common areas, including:
 - Cypress tree near Jamestowne.
 - Areas around homes on **Chedworth and Beecham** with hanging or damaged branches.
 - Dangerous limbs on **Carriage Way** between **2061 and 2059**.
- **1788 Dunmore:** Homeowners have been asked to verify their property/survey line for the unhealthy tree marked with orange paint before responsibility for removal can be determined.
- **Street Tree Plan:** Continue reviewing applicable City of Durham information as part of the broader assessment of neighborhood trees and available replacement options.
- Continue coordinating with Rantos/The Treeist to assess common-area trees and determine priorities for removal, trimming, and work requiring larger equipment.
- **9 Fenton Place:** Replacement tree will be a tulip poplar to be installed before the first week of September.

Landscaping & Grounds

- Barbee Chapel Entrance sign has been approved for repair.
- The Board approved installation of **five new signs in common areas**, specifically around the upper and lower ponds, to discourage non-residents from fishing or otherwise using DCCA shared spaces inappropriately.
- Playground sand and mulch will be evaluated for replenishment/replacement.
- **Cranebridge:** The culvert behind Cranebridge is significantly clogged and needs maintenance. Rantos to evaluate.
- Rantos provided options for replanting drought-damaged shrubs, which will be circulated to the Board for consideration.

B. Annual Meeting

- Annual Meeting scheduled for **September 24 at 5:30 PM in the pool parking lot.**
- Two Board positions will be open.
- Save-the-date information will be circulated to residents.
- HOALife will handle the mailing process.
- Board to finalize:
 - Ballots
 - Annual Meeting agenda

C. Other Updates & Pending Items

- **Community events/fundraisers:** The Board decided that resident/community events and outside fundraisers may be promoted on the DCCA website, but will not be distributed through neighborhood-wide emails.
- **Streetlights/Lampposts:** Still under review to ensure neighborhood-wide compliance.
- **Architectural Guidelines:** Guidelines continue to be reviewed and updated. The ARC will be asked to identify any additional issues and reserve time to discuss them before the Annual Meeting mailing.
- **Website sponsors:** Continue discussion regarding sponsors on the DCCA website.
- Pool Clubhouse Items:
 - The white phone in the clubhouse does not stand out (was suggested to use red color for visibility);
 - The Men's shower water temperature is low and should be evaluated
 - Loose hand railing in the pool needs to be permanently repaired
 - Trim the crepe myrtle limbs to avoid flowers everywhere in the pool.

D. Financials

- Approved (will be posted with minutes on the website)

Next Meeting: September 3, 5:30pm