



## HOA MEETING MINUTES

May 17, 2022

Meeting Called to Order at: 7:08 pm

**Board members:** Bob Creighton, Doug Schultz, John Carothers, Ginny Franz

**Hawthorne Management:** not in attendance

**Committee Chairs:** Dan Lantz (Landscape), Naomi Bourque (Pool)

**Homeowners:** Diane Giesecking, Anthony Sowinski, Danielle Farmer, Steve Farmer

**April minutes approved**

### Officer Reports

#### President

- Town of Huntersville has followed up on request to repair cracked sidewalk along McIlwaine. Nine sections are marked and repairs are expected mid to late June.
- Streetlight request for Henderson Hill at the low spot where the creek flows under the street is in process with Energy United. Gathering information about installation costs and operating expenses and what portion is CII responsibility.
- There will be income tax related to the sale of the Henderson Hill property. When we have a quorum of members (which is usually only at the annual meeting) we can then vote to file a form 1120 instead of the usual 1120H, which will reduce the tax rate by 9%.
- Website – desire is to provide more information about C2 activities through the website, as not all residents are on Facebook and information should be easily available to all. Also working to use the C2 calendar on the website to document pool hours and events, board meetings, and other activities.

#### Treasurer

- The general ledger from Hawthorne was sent to the Board members – income is up from same time last year, reserve accounts are rebuilding after expenses for the pool house renovation.
- Cash flow is on track for this year in comparison to last year.
- Checking account balance seems higher than necessary, discussion of moving some to either general reserves or specific reserves, also discussion of whether to invest in short term CD's.
- Pool reserves in particular need to be replenished in anticipation of potential capital expenses such as replacing the pool liner and the deck border.

#### Unfinished Business

- Amendment voting is open on the website – as of the board meeting 30 votes recorded, over 300 needed for the 2/3 quorum of property owners.
  - Discussion of need for spreading the word about voting – use Facebook, use C2 emails, recruit property owners who were supportive last vote to connect with neighbors, have residents who are willing to go door to door.
  - Bob requested assistance from board members and anyone else to help get voting activity.
- Solar panels on pool house – no update.
- Hawthorne Management – new computer program and HOA management system is in the works. More information will be available to the board and residents as the rollout approaches.

### Committee Reports

#### Landscape

- Flowers planted were a type suggested by Dearness as part of the monument landscaping design.
- Irrigation maintenance repairs needed were approved.
- This year's priority is to implement the design plan from Dearness so that monuments and other areas are improved and beautified. Most planting will wait until fall which is generally a better time to plant than the start of summer.
- Landscape maintenance company interviews with three companies completed (Superior, TerraGreen, and Cortez Landscaping). Two quotes received, waiting on the third. The board will move forward with a contract decision after the Landscape Committee provides the final quote information for comparison.
  - Discussion about crew sizes and equipment amongst the three companies
  - Dan asked to review the quotes to ensure comparability of services included
- Mulch vs pine straw discussion and considerations
  - Although mulch costs more and requires more maintenance, using it in high visibility areas (such as around the pool) was suggested. Mulch does allow leaves to be blown off more easily, and can be raked and refreshed in a way that pine straw cannot.
  - The landscape companies consulted for quotes recommended pine straw versus pine fines which they referred to as a soil supplement rather than a ground cover.
  - Whatever product is chosen, the goal is ground cover so that bare dirt isn't showing around plants and trees
- Having retaining walls near the pool landscaping to prevent erosion was discussed
- Discussion of question from a homeowner with backyard facing the sidewalk that goes down the hill from the pool. Homeowner has double gate so large equipment can access the yard if needed for maintenance. Discussion regarding concerns about damage to the drainage area maintained by the HOA, and liability between homeowner and companies providing service. Recommended process is that the homeowner provide the HOA with notice of work to be done and that the condition of the area be documented prior to and after the work is completed. Follow up among the Board and with homeowner is needed.

## **Pool**

- County inspection passed
- Swim Club Management will clean the pool furniture before pool opening
- Lifeguard staffing was a concern due to C2 required to have lifeguards because of the deep end of the pool and the challenges last year of keeping the lifeguard crew fully staffed. Meeting with lifeguards will be held before pool opening.
- Pool hours and events are on the C2 calendar on the website.
- Swim team is underway. Water drills begin next week (May 23).
- Fob check was weekend of May 20-22
- Pool opens May 27 at 4 p.m.
- Mailing with pool information was sent.

**Welcome** – no update

**Social** – update provided via email

- C2 is hosting the school's out – summer's here event – ice cream truck on Memorial Day from 1-4 p.m.
- Event is just for C2 as C1 backed out of doing a combined event.

## **ARC**

- Four requests were received and approved
- Letters have been sent to property owners about fences that are not in compliance with current restrictions. The letter does not require changes unless the fence is damaged or taken down in the future, then the replacement must meet HOA restrictions.

**New Business**

- No new business discussed.

Meeting adjourned at 9:25 pm.