



AUGUST 9, 2017 HOA MEETING

In attendance: Debra Lemmon (President); Josh Dumas (Treasure & ARC Committee); Addy Barton (Member at large); Ryan Wilson (Secretary); Aaryn Greer (Pool Committee); Dagny Helms (Hawthorne Management);

COMMITTEE REPORTS

Pool Committee

- HOA Board and pool committee are re-evaluating the current pool FOB system for next year's pool season.
- Swim Club Management to repair gate on baby pool.
- Pool closing Sept 10th

Social Committee

- Social committee needs volunteers in order to proceed with neighborhood events. Next social event is movie night with C1 and CII pool on August 19th.

Architectural Committee

- The HOA has received two complaints about parked cars on public streets within the community. After consulting with Huntersville Police and upon review of CII's covenants, no enforcement can be conducted by the HOA. The only enforcement that can be issued is by the County/Town Code Enforcement or Police when vehicles are blocking right of ways. Parking in a CII yard or on the grass area between sidewalks & street is a HOA violation and the HOA board should be contacted so Hawthorne Management can mail out the appropriate violations letters.
- Hawthorne Management will mail several letters to homeowners that violate the HOA covenant regarding commercial markings on vehicles.

Landscaping

- All holly bushes have been trimmed around pool and leaking sprinkler head fixed on Henderson Hill.
- Cost savings being discussed with Philips Environmental Solutions regarding fall monument maintenance.
- New "no overnight parking signs" have been ordered and will be installed in CII pool parking lot.
- Water bill discrepancy between C1 & C2 still work in progress – an oral agreement was made in the past stating the two HOAs will split the maintenance for the island on Angel Oak Dr @ Stratton Farm Rd.

FINANCIAL REPORT

- No further dues to be collected for year, budgeted loss of \$8,900 for the month. Estimates based on current "burn rate," budget could finish with approximately \$10,000 to the positive, barring any additional unforeseen expenses
- Water bill doubled in July for the meter that controls bathrooms & sprinklers around pool. Board will investigate with Swim Club Management.

Next meeting - Wednesday, September 13, 2017 @ 7 p.m. – Lake Forest Church