



HOA MEETING AGENDA

September 12, 2018

In attendance: Debra Lemmon (President); Jerry Goedert (Vice President); Josh Dumas (Treasurer); Addy Barton (Member at Large); Sue Patrick (Hawthorne Management); Mary LaValley (swim team).

Meeting called to order at 7:00 pm

Motion with second to ratify the August 8 minutes - all in favor, motion passed with one correction: HOA president position not up for re-election in 2019.

OLD BUSINESS

- Nothing to report

OFFICER REPORTS

- **TREASURER REPORT:** Delinquent account balance is \$9,000 in past dues assessments & late fees. There was an increase to the July telephone bill and the July water bill for the Angel Oak monument. Hawthorne will research both increases. Landscape credit received and book in August for July missed mowing. Pool budget finished year with +\$6.00 variance. Financials remain close to budget for the fiscal year to date.
- **PRESIDENT REPORT:** Conversation continues regarding limiting the number of CII renters. Per Hawthorne Management, 8% of current CII homes are rentals. Changes to CII covenants would need to be ratified by a 2/3 homeowner vote in order to enact renter limitations. Motion with second to table the discussion and gather more data - all in favor, motion passed.

COMMITTEE REPORTS

- **SWIM TEAM:** 2018 swim team financials showed a net profit of \$3,441.76. Request of \$2,500 made of CII board for 2019 swim team season. Motion with second to accept the request - all in favor, motion passed.
- **ARC COMMITTEE:** Hawthorne Management reported that 50% of July by-law violations were corrected prior to the August inspection. The board clarified with Hawthorne that there are only two violation letters sent prior to a notice for a hearing.
- **SOCIAL COMMITTEE** - Next event – fall festival on October 27th. Expenses split with CI. Motion with second to accept \$5,000 social budget for 2019 - all in favor, motion passed. Motion with second to purchase movie screen - none in favor, motion opposed.
- **POOL COMMITTEE** – Pool closed September 3rd. Hawthorne Management to provide a report on 2018 pool FOB usage to evaluate pool hours of operation and homeowner use.
- **LANDSCAPING COMMITTEE** – Landscape credit received for July. Quarterly landscape report not provided prior to the meeting. Hawthorne to research possible irrigation issues at Angel Oak monument that could have cause spike in the water bill. Installation of the new playground should commence in September.
- **STREET CAPTAINS:** Captains have delivered welcome bags to new CII homeowners who moved in between July & August.

NEW BUSINESS

- **POOL ENHANCEMENTS:** CII President met with pool vendors to discuss turning the baby pool into a zero entry pool with water features. A rough estimate of the cost of the project totaled \$80-\$115,000. Motion with second to table the project - all in favor, motion passed.

Next meeting on October 10, 7:00 p.m. at Swim Club Management
9801 Kinsey Ave #165 in the Huntersville Business Park