



HOA MEETING AGENDA

October 10, 2018

Meeting called to order at 7:00 pm

In attendance: Debra Lemmon (President); Jerry Goedert (Vice President); Addy Barton (Member at Large); Ryan Wilson (Secretary); Kevin LaValley (Landscape Committee); three CII homeowners

Motion with second to ratify the September minutes - all in favor, motion passed.

OLD BUSINESS

- Angel Oak monument water bill: The bill for this location (8907 Stratton Farm) is for irrigation only at the monument. The bill decreased from \$159.03 in August to \$112.04 in September because the irrigation system was turned off. This monument falls within the CI boundary. Motion with second was passed to hand off this monument maintenance and water bill to CI. CII President will discuss with CI.
- Stratton Farm monument water leak: The leak is the responsibility of the City of Huntersville based on work they completed on the water main July 23rd. The city is aware that there is still an issue and yard damage needs to be addressed. Per the city, service orders are scheduled based on priority and since this repair will need an entire crew, they have been unable to schedule a follow-up repair. Hawthorne Management will follow-up with the city of the repair timeline. For future reference, the City can only locate this repair info in their system if we use the address of 11900 Henderson Hill.

OFFICER REPORTS

- **TREASURER REPORT:** No unexpected expenses in September. Two past due homes paid in full for a total of \$725. There are still 14 homes that have past due balances totaling \$8,454.06 to. Total assets (cash + reserves) are about \$12,000 under what they were at this point last year, which can be mostly attributed to the down payment on the playground. Given that we still have another payment to come, we will be finishing 2018 well below where we were at the end of 2017.
- **PRESIDENT REPORT:** Nothing to report.

COMMITTEE REPORTS

- **SWIM TEAM:** Nothing to report.
- **ARC COMMITTEE:** Only one ARC request submitted in September that was approved for exterior paint color change. The October community inspection found: 13 violations for the prior month were corrected; 39 new violations were reported (21 for mold); 44 final notices were mailed to homeowners; 8 violation hearings will be scheduled; of the total violations reported, 16 were from rental properties.
- **SOCIAL COMMITTEE** - Next event – fall festival on October 27th. Expenses split with CI.
- **POOL COMMITTEE** – Swim Club Management provide off-season maintenance list. Total cost for repairs, \$12,533. CII President will circle back with SCM to determine what repairs are necessary and what repairs might be able to wait. Pool FOB use for the 2018 season was discussed. A more detailed discussion will take place in the coming months.
- **LANDSCAPING COMMITTEE** – Aeration and overseeding completed. Creek bed and pruning to commence in Oct.-Nov.

NEW BUSINESS

- Volunteers needed on **Saturday, November 17th @ 8:30 AM** (CII POOL) to decorate the Cedarfield entrance for the holidays. Coffee, doughnuts, lights, and decorations provided. If there aren't enough volunteers, your entrance may not be decorated so please consider volunteering

Next meeting on November 14, 7:00 p.m. at Swim Club Management
(9801 Kinsey Ave #165 in the Huntersville Business Park)