



# HOA MEETING AGENDA

November 14, 2018

Meeting called to order at 7:00 pm

In attendance: Debra Lemmon (President); Jerry Goedert (Vice President); Addy Barton (Member at Large)

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

## OLD BUSINESS

- Angel Oak monument water bill: The CI HOA will take over the monument irrigation and water bills.
- 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 23<sup>rd</sup>. The city is aware that there is still an issue and yard damage needs to be addressed. Hawthorne Management will follow-up with the city on 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.
- The Stratton Farm monument spotlight has been fixed.

## OFFICER REPORTS

- **TREASURER REPORT:** No unexpected items to report. There has been a small increase in our legal expenses due to our activity with past due homes, but we are still well under the budgeted amount for the year. We had one home with a large past due balance (\$575.00) pay us after we sent notification of pending lien. Final playground invoice was paid and applied to playground reserve which is now \$16,405 in the red. The board approved the 2019 budget. Information about the budget will be mailed to homeowners in November. There will be an increase in annual dues associated to increases in electricity, water/sewer, insurance and management fees. The increase in dues will also shore up reserve funds and assist with any future capital projects should the need arise.
- **PRESIDENT REPORT:** Nothing to report.

## COMMITTEE REPORTS

- **SWIM TEAM:** Nothing to report.
- **ARC COMMITTEE:** No new requests received. In October, the board held hearings for homeowner violations that were 90 days past due. Of the 10 hearings scheduled, no homeowners attended. As a result, each owner was assessed a one-time fine and then charged a weekly fine imposed until the violations are resolved. An additional 19 hearings are scheduled for November 28th for the violations issued from the November inspection.
- **SOCIAL COMMITTEE** – Fall festival was a success. Next event – Holiday party in December.
- **POOL COMMITTEE** – The board approved \$3,439 in off-season maintenance work to the pool main drains, pump seals and pool cover anchors. Additional work totaling \$8,870 is suggested by Swim Club Management to be completed prior to the spring. The board needs to provide a decision on these items by the end of February for the work to be completed before the pool opens. The board will have further discussion on these items at the Dec.-Jan. board meetings.
- **LANDSCAPING COMMITTEE** – Pruning and pine needle application will be completed prior to Thanksgiving.

## NEW BUSINESS

- Volunteers needed on **Saturday, November 17<sup>th</sup> @ 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 December 12, 7:00 p.m. at Swim Club Management  
(9801 Kinsey Ave #165 in the Huntersville Business Park)