



Board Of Directors Meeting Minutes April 27, 2009

Attendance:

BOD Members Present: Chris Zangara, David McAlexander, Bob Brethen, Rich Willis, Paul Sousa

Hawthorne Management: Wendy Parks

Membership Present: Vicki Roach, Paul Russo, Michael Dow and nine other homeowners

- 7:06pm – Bob Brethen called the meeting to order.
- 7:09pm – The Board approved the minutes of the March 23 meeting.
- 7:10pm – Paul Sousa updated the Board on the Homeowner Survey. The current version has 15 questions, and the Social Committee has asked to add some questions. **The Board voted to approve distributing the survey** with the current questions as written, and with the addition of the Social Committee questions.
- 7:19pm – Bob led further discussion of the common area in the center of the neighborhood. Currently, it appears that this area is not conducive to any development. **The Board voted to table this discussion indefinitely.**
- 7:22pm – **The Board decided not to pursue additional streetlights at this time**, due to prohibitive costs, and possible legal issues, as the lights must be installed on deeded easements. Unless the community survey reveals this issue to be a serious concern for homeowners, it will be tabled indefinitely.
- 7:30pm – David McAlexander updated the Board on the recent pool remediation. Total cost was \$6365. The main pool is now certified Federally compliant; the kiddie pool required more work to reconfigure the drains. Additionally, the kiddie pool was re-plastered. A homeowner inquired about what appeared to be ‘stress cracks’ in the pool; these are normal wear-and-tear issues that are to be expected at this point in the life of the pool.
- 7:37pm – David confirmed that our web services contracted has been executed and is covered for the upcoming year.
- 7:41pm – David gave the Financial Update.
 - Since the meeting was late in the month, the monthly numbers are out-of-date; as of March 31, we had \$69,939 in cash, reserves of \$25,862, and \$230,968 in total assets.



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- Our current amount of late dues outstanding is \$3720, which represents 1.5% of the homeowners.
- Notable upcoming expenditures are landscaping and pool repair; the current outflows for power and water are on pace with the budget.
- Paul noted some issues with the asphalt at the clubhouse. We don't have a current timetable for repairs, but will address them as needed.

- 7:46pm – Committee Reports:
 - Vicki Roach briefed everyone on the upcoming pool season:
 - Opening day for the pool will be 5/16, not 5/23 as previously reported, and the pool will be open the full Memorial Day weekend.
 - Several Pool parties are planned, but we did not schedule any formal Happy Hours this year. They will be scheduled as they arise.
 - The Pool will be open for 2 weekends past Labor Day, due to favorable response the last 2 years.
 - Kimberly will be providing lessons again, but she won't be working thru NOMAD. She will post contact info at the pool.
 - Tracy Isherwood is organizing a Swim Team for Stephens Grove. Currently, they are having all meets and practices at the Latta Spring pool. This arrangement is only for 1 year; if the team continues, she will contact the HOA about modifications to the SG Pool to accommodate competitive swimming.
 - Bob briefed the Board on Social Committee activities, since Stacey Spithaler was unable to attend the meeting:
 - The Community Yard Sale is scheduled for May 9. We will also be working with The Bin, a local non-profit, to collect 'leftover' items from the sale.
 - Movies On The Lawn is scheduled for the lawn area behind the Pool at 9:00pm on May 23.

- 8:04pm – New business was brought to the Board by several attendees:
 - Wendy Parks is researching options for renewing the \$53K CD, which will expire June 3. Current rates are about 2.5%. David advised we renew for 6 months only.
 - Wendy also noted that on her recent review of the neighborhood, the recurring yard maintenance issues seemed to be under control for now.
 - David asked Wendy to draft a letter to ABM Landscaping about recent performance issues – specifically, turf in poor shape, trees not trimmed, weeds in the planting beds, trash cans not emptied in the common area, and poor maintenance of the beds around the pool.
 - Paul asked about the conflicting Speed Limit signs on Stephens Grove Ln., near the Cathness intersection. There is a Town of Huntersville sign that says the



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speed limit is 25, and a wooden sign owned by the Association that says the Speed Limit is 20. David argued that the 20 mph sign should be removed as it was not legally enforceable, and created ambiguity for motorists. **The Board voted to remove the sign.** Bob will remove it at a later date.

- 8:22pm – Bob presided over an open forum of homeowner questions:
 - One homeowner asked that the Board either use Robert’s Rules more strictly, or not at all, to clarify the amount and timing of homeowner input to the meetings.
 - The same homeowner asked if the Board could revisit the issue of the 20 mph sign. He felt that removing the sign would remove some of the “ambience” and the “homey feel” of the neighborhood. A second homeowner, Jason Smith, committed to research the cost of replacing the Town signs with our own signs, similar to the one being removed.
 - Another homeowner, Michael Dow, asked how to pursue having a sidewalk installed on Stephens Rd., connecting Cathness Dr., and Birchwalk Dr. Chris Zangara recommended contacting Audrey Cruse or Justin Carol at the Town Of Huntersville.
 - A homeowner brought up concerns about CMS’s current redistricting plans for Hopewell High School. His concern, echoed by several other residents, is that changing school districts could have a negative impact on the community. HE would like the HOA to get involved in some way to advocate against these changes. David explained his approach to working with CMS in years past, particularly in getting people involved. The homeowner intends to get homeowners mobilized

- 8:47pm – The Board set the date of next meeting as May 26, the Tuesday following Memorial Day.

- 8:48pm – Bob adjourned the meeting.