



Annual Meeting Minutes January 19, 2010

Attendance:

BOD Members Present: Chris Zangara, Bob Brethen, Rich Willis

Hawthorne Management: Wendy Parks

7:07pm – Bob Brethen called the meeting to order. Bob welcomed the assembled membership.

7:08pm – Wendy confirmed that the meeting failed to achieve a quorum. As such, there will not be an official election of new directors at this meeting. The terms of Bob Brethen and Rich Willis will end after this meeting, and Chris Zangara, Board Vice President, will be the acting Board President. New directors will be appointed at the next Business Meeting.

7:09pm – In Old Business, Bob reviewed the minutes of the 2009 Annual Meeting.

7:10pm – Vicki Roach updated the membership on the ARC Committee's activity over the previous year.

7:11pm – Bob Brethen updated the attendees about the website and the newsletter. Brian Benson, the webmaster, was not present at the meeting.

7:12pm – Vicki gave the Association a report of the 2009 Pool Season. The season was quite successful and there were fewer complaints overall this year.

- The two primary complaints were about the ant problems early in the season and the condition of the bathrooms. The ant issue was brought under control by a new vendor this year. They are still treating in the off-season, and this should not be an issue at the beginning of the 2010 season. The Board has planned to renovate the bathrooms in the off-season, which should alleviate those concerns.
- Also, work planned for the off-season includes replacing the pool decking, and making some improvements to support competitive swimming. The Association is planning to host swim meets in the 2010 season to support the combined Latta Springs-Stephens Grove Swim Team.
- Additionally, the pool is open for private parties, including after-hours parties, to all residents. They should contact Vicki for details.



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- The Knip Family of Horseshoe Creek Dr. helped make this year more successful by providing recycling containers to the Pool. Throughout the season the Knips maintained the containers and helped the HOA “Go Green.”
- A homeowner inquired about replacing the butterfly bushes due to issues bees around the bushes, and a restricted view of the playground area. Vicki will talk to the exterminators and landscapers to determine if this can be managed without replacing the shrubs.
- Several homeowners asked about adding shade to the kiddie pool, whether through more umbrellas or from a pergola/trellis. The BoD will discuss this at the next business meeting.
- Several residents also asked about the possibility of expanding the pool area, not with concrete, but with wooden decking. This was suggested as a cost-effective approach to expanding the sunbathing area around the pool on crowded days. The BoD will discuss this at the next business meeting.

7:24pm – Marie deMartino gave the Social Committee update. She is the new Chairman of the Social Committee and plans to expand on the Committee’s 2009 successes. She discussed more planned activities for the upcoming year, including:

- An adult activity in February/March
- Ladies Night Out / Men’s Night Out
- A wine tasting
- More activities, such as the Movies On The Lawn

7:30pm – Wendy presided over a poll to determine the resident’s preferences for new Board Members. Rich Willis and Bob Brethen explained the rules for the poll, as there was not a quorum, and explained the assignment of roles on the BoD. Four “candidates” were identified in the poll:

- Bob Brethen – running again
- Rich Willis – was nominated from the floor
- James Gilreath – a resident from Checkerberry.
- Brian Benson – was not present at the meeting, but sent a statement for Bob Brethen to read.

Wendy tallied the results, with Bob Brethen and Rich Willis receiving the most votes. The BoD will appoint new BoD members at the next monthly business meeting.



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7:42pm – Chris gave the financial update as David McAlexander was not present at the meeting. Changes in the 2010 budget include an increase to the Social Committee budget, lower amounts for water and sewer (which had been over-budgeted), and a new landscaping contract, with some cost savings. The new vendor is local, less costly, and promises better service. Homeowners expressed concerns about the Bermuda grass problem around the common areas; this was one of many factors leading to the selection of a new vendor.

7:55pm – The topic of financial priorities for the pool area was discussed at length, particularly the decision of whether or not to renovate the pump room. Many of the residents favored addressing the pump replacements in the present year.

8:05pm – In the Open Forum section of the meeting, the BoD took questions from the membership at large.

- The perennial issue of dog waste was again a primary concern. The question of installing bag dispensers was raised again, and it was generally felt that this would not change the behavior of residents who don't clean up after their dogs.
- Concerns were raised about fireworks in the neighborhood on July 4th. It was explained that this is a legal issue to be addressed by the Huntersville Police Department.
- Some matters of neighborhood courtesy and safety were also brought up, notably cars blocking the sidewalks at the top of their driveways, and broken glass from recycle bins laying in the street. It is every resident's responsibility to be courteous to their neighbors.

8:15pm – Bob Brethen adjourned the meeting.