



Annual Meeting Minutes January 27, 2009

Attendance:

BOD Members Present: Todd Harwood, Chris Zangara, David McAlexander, Bob Brethen, Rich Willis

Hawthorne Management: Wendy Parks

- 7:00pm – Todd Harwood called the meeting to order. Todd introduced the Board members to the assemblage, as well as Wendy Parks, Vicki Roach and Brian Benson. Wendy confirmed that a quorum was represented.
- 7:05pm – Todd reviewed the minutes from the previous Annual Meeting, the highlights of which were:
 - Failure to establish a quorum;
 - A poll of the assembly for Board candidates;
 - Committee and Financial reports.The **minutes were approved** by acclamation.
- 7:10pm – Rich Willis updated the members on the ARC Committee's activities in the previous year, and asked for volunteers.
- 7:12pm – Todd briefed the membership on the decision to outsource management of the SG website to Brian Benson, of Horseshoe Creek Dr. He pointed out that the fee was much less than would be charged by other vendors, and that the relationship had been renewed for the foreseeable future.
- 7:14pm – Vicki Roach gave an update on pool activities from the previous year, including repair work that was ongoing, and the improvements that were completed during the pools season, such as the bathrooms and pergola. Vicki updated the crowd on the private parties at the pool this year, which are becoming increasingly popular. She also noted that the extended pool hours – and extended season – proved very popular this year.
 - Rich informed the membership of our investigation into recycling at the pool. It is cost-prohibitive to use commercial recycling.
 - Bob Brethen answered membership questions about using a badge or access system to enter the pool area. This is also cost-prohibitive; additionally, we found no conclusive evidence of an access problem.



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- 7:23pm - The Social Committee was not represented, but Todd reiterated for the members present the successful events the Committee staged this year, and noted that the Committee came in under budget.
- 7:25pm - Todd explained the process by which new Board members would be elected, and introduced the candidates. David McAlexander, Randy Berault of MacLauren Ln., Paul Sousa of Dunbeth Dr., and Todd himself all briefly introduced themselves and explained why they were running. Chris Zangara also announced that he was running for re-election.
 - Randy Berault expressed that he would like to reduce the amount the association keeps in reserves, and would like to spend that money on improvements.
 - David McAlexander explained the current process for funding the reserves, including the reserve study. The current board unanimously expressed their approval for this process, which has thus far guaranteed the association has not needed to either assess the members or borrow money for needed improvements.
- 7:50pm - The election was held; Wendy Parks tabulated the results, with the assistance of Dawn Calhoun of Glengarrie Ln. and Jeff Johnson of Long Bow Ln.
- 7:53pm - David McAlexander gave a financial review to the membership. Current assets totaled \$196,199.87 as of 12/31/08. David explained that the pool contract was over budget due to the increased hours, and that we had a favorable variance on water and sewer, due to cost saving while the pool was dry. He also noted that our Admin expense increased due to an increase in our insurance coverage.
 - A homeowner asked if there was any expense to the neighborhood due to construction work on Stephens Rd., and David informed him that Charlotte-Mecklenburg utilities covered it all.
 - A member asked if the budget assumed 100% dues payment (it does, since dues are always owed even when a house is unoccupied, and are made current when it is purchased.)
 - A member asked about the tax expense (which was for taxes due on interest income) and whether we paid real estate taxes to the Town of Huntersville (we do.)
 - A homeowner asked about the legal fees, which David explained were due to liens and foreclosures.
- 8:02pm - **David McAlexander, Paul Sousa, and Chris Zangara were elected to the Board of Directors for a two-year term.**



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- 8:05pm – Todd then opened the floor to questions from the membership:
 - *What is the process for funding new capital projects?* The only one being discussed at the moment is a nature trail for the common area in the middle of the neighborhood, and this is only in the infancy stages. This would start with a feasibility study and then a survey. Once we have determined if it is feasible, then information would be brought to the membership via the Board Meetings for discussion.
 - *Is there currently a budget for the Nature Trail?* No. Once it is determined if the project is feasible, money will need to be allocated to further develop the plan. **Chris Zangara will take ownership of the Nature Trail project.**
 - *How can we get additional street lights?* We would need to ask the Town of Huntersville to reassess our lighting needs based on our current needs.
 - *When will the town resurface the streets?* Not soon. From previous discussion with the town, our streets are not scheduled for resurfacing for several years, however Audrey Cruz and Kevin Fox at the Town are the best contacts to try to expedite this.
 - One member has been in contact with the Town to discuss expanding the sidewalks in the neighborhood, and will keep the board posted of his progress.
 - *Is it allowable to play 'wall ball' at the tennis courts with a lacrosse ball?* The wall at the tennis courts is only meant for tennis balls.
 - *Can we get a light at the basketball court, as players are using the lights from the tennis courts instead?* Previously, we did not put a timer there to discourage playing late at night. We could use a light with a timer instead. **The Board will discuss this at the next business meeting.**
 - *Is the Deer Hunt in the Preserve behind the neighborhood an annual event?* No, it should not be.
 - *Who can we contact about potholes in the turn from Beatties Ford Rd. onto Stephens Rd?* NCDOT. These are state-maintained roads.
 - Dawn Calhoun reminded the members of the process to rent the clubhouse – clubhouse rentals have increased in popularity over the past year and are becoming a source of revenue.
 - *What can we do about habitual speeders in the neighborhood?* The best route is to take this issue up with local law enforcement.
 - *Is \$50,000 too much to be spending on our landscaping budget? How often is this reviewed?* We have investigated several vendors and are quite happy with the current service. All of our vendors are reviewed annually, and most have a 30-day clause to end our agreements.



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- *Can we get a broadcast email reminding people not to park in the street?* These broadcasts are not always effective, so we'd prefer to deal with specific issues. Please contact Hawthorne Management to have this taken care of.
 - *There is an abandoned bicycle near the park – how should we deal with this?* Dispose of it.
 - Paul Sousa asked the membership at large if anyone would be interested in a Community Survey, either by paper or by the website, so that we could get a firm understanding of the homeowners' priorities. This idea was met with enthusiastic agreement. **It will be discussed at the next Board of Directors meeting.**
 - *When was the last time the Stephens Grove Directory was updated?* Sharen Swintek last worked on the Directory in 2007. **The Board will look into updating it soon.**
 - *Does everyone who uses the Clubhouse have to pay to use it, and can we make the Yoga lessons rent-free?* Currently, the Board and Committees use the Clubhouse for meetings without paying rent, and the three Girl Scout troops who use the clubhouse do not pay, but instead exchange service to the neighborhood – specifically putting up and taking down the SG Christmas decorations. The Board has reviewed the use of the clubhouse by businesses before, and it was decided that “for-profit” enterprises must pay to use the clubhouse. The Board is open to discussing a rate reduction for a long-term rental.
 - Finally, a homeowner wished to express thanks to Todd Harwood for his years of service to the HOA.
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- 8:33pm – **The date of the next meeting will be decided by the Board of Directors** after this meeting, and will be announced on the website.
 - 8:35pm – The meeting was adjourned.