



HOA Annual Meeting Minutes

Meeting Date: 09/19/19

Time: 6:30pm

Location: 135 E. Vance St., Fuquay-Varina, NC

Attendees: Dan Rodeheffer, Lori Whitney, Rachel King, Jose Valdes, Lain Valdes, Tina Hocutt, Frankie Hocutt, Jeanne Shanahan, Jim Shanahan, Vicci, Stremmel, Jamie Measmer, Anne Measmer, Jennel King, Doug Cregan

The meeting began at 6:30pm.

Old Business Discussions

1. **Roads** – Talked about the ditch at the corner of Burgwyn and Old Pender Way. RLT Construction will be fixing the ditch there, sometime in the fall. Estimated cost around \$5000-\$6000. This is the last project that will be done. The HOA is trying to get the roads dedicated so the DOT will take over repairs and maintenance. We are having difficulty finding someone to assess what needs to be completed before the time limit to fix the issues expires.
2. **Landscaping** – After reviewing all of the quotes that came in, the board decided to go with Cameron Lynn, a resident of the neighborhood, who owns his own landscaping business. He was in line with the other quotes and the board feels like he will do a better job maintaining the property because he will see it coming and going. However, all residents are asked to send an email to the board if there are any landscaping issues. Please do not bother him or his family at home.
3. **Tree Removal** – Dan is still waiting to hear back on quotes from other tree removal services. There are dead trees that need to be removed in the HOA-owned area on Burgwyn and trees that need to be trimmed that are low-hanging around the corner on Burgwyn.
4. **New Website-**
Bids were taken for new website maintenance and Tina Sykes was accepted. She is working hard on updating our website. Input is requested from the homeowners. Please look for a SurveyMonkey.

Financial Update: Lori Whitney, Treasurer

1. Checking and Road Reserves Fund discussed
 - Checking Balance: \$57,349
 - Road Reserves: \$39,801
2. **Increase in dues** – the board voted on a 6% increase in yearly HOA dues, raising our dues from \$198 to \$210. This increase will go directly to the roads fund. Building up and maintaining a roads fund is a necessity because we are responsible to repair and maintain our roads until the

DOT takes them over. We need to have money to fix ditches, culverts, drainage problems, and any future problems.

New Business Discussions

1. Upcoming Community Events

-Lain mentioned fall events the Social Committee is working on. Dates are TBD, but details include a porch decorating contest with the winner receiving a gift card to Home Depot, or similar store and a movie night at a neighbor's house (potluck style food).

2. Hanging Tree

-An issue was brought up about who is responsible for a tree that is overgrown and hanging very low and can be seen from James Austin Rd. The homeowner is responsible for any trees on their property and the board requests all homeowners try and keep their property maintained to keep their property value and their neighbors' as high as possible – we do have several people selling their homes at any given time.

3. Voting

- Questions were brought up about how voting is handled and the questions were answered. The votes were counted and the new board members were announced. They will take over in January 2020. Dan Rodeheffer (carry over), Jose Valdes, Jim Shanahan, Kayla Eakin, and Tracy Wilcox.

4. Water Issues

- Questions were brought up about the discoloration issues with their water. Our neighborhood has always had water issues with AquaAmerica, who maintains our wells. However, they have maintained through testing that the water is within clean, sanitary limits. We recommend putting a whole house filter system on to try to improve your water or contact AquaAmerica directly and see if they can come out and look at your water.

Meeting adjourned at 8:00 pm.

Next meeting set for October 24th. This will only be for current board members and newly-elected board members to discuss positions and go over questions and concerns.