

Meadow Creek Home Owners Association General Quarterly Meeting Minutes April 6, 2006

The General Quarterly Meeting was held at Covenant Church United Methodist on April 6, 2006 at 6:45 pm.

Board members present: Nathan Fisher, Ken Hopkins, Anne MacArthur, Anthony Piraino, and Doug Van Lare.

Homeowners present: Michelle Barfield, Jeanne Bovenkerk, Amy Myers, Carla Council, John and Arleen Duignan, Christina Evans, Precious Goins, Danielle Grant, Robin Gwynn, Mary Ann Hopkins, Doug Houck, Christopher and Melissa Hylton, Thelma Johnson, Renae Jones, Timothy Jones, Jim Kehoe, Richard and Kay Lain, Heather and Matt Laser, Willie Lash, Howard Martin, Renee Mitchell, Hank and Lynne Mullen, Johnita Readus, Robert Redmond, Cliff Scruggs, John Thomas, Chandra and Franklin Tyler, Angie Wellborn, Darlene Wilson, Garrett and Deanna Miller, Moses and Stella Idahor.

Introduction

Ken Hopkins began the meeting by thanking everyone and introducing the board members.

Overview of new management company

Hopkins then informed everyone that the board signed a new contract for full management services with Slatter Management, and introduced Greg Domingue, our manager from Slatter. (Domingue is also a Meadow Creek homeowner).

Domingue stated that Slatter would help to make sure our properties stay valuable, saying that many communities do well for a few years, but then community involvement drops off. Therefore, it's incumbent on everyone in community to pitch in. He noted that participation started out well last year but then faded off. Domingue continued, saying that Slatter manages 175 different communities right now, varying in size from 15 to 700 homes. He pointed out that Meadow Creek will be getting a fulltime manager, saying "You can call us and I'll be the one getting back to you." He also stated that Slatter doesn't do actual maintenance work in the community, but will work with contractors for it, and he requested that homeowners inform him or the board if they know of a company that can do that sort of work and can give us a good price.

Domingue informed us that a form would be going out to all the homeowners so Slatter can get basic contact info on everyone. He also stated that in 2006 North Carolina passed some changes to the law regulating what HOA boards can do, and said that he would pass out info on this, as

well as copies of resolutions for 2006. The resolutions hit on some of the areas that may not be specified in the existing covenants, and also set up a system for binding homeowners to the rules. He noted that homeowners can take action to be sure rules are being followed - they need not wait for action from the board. The resolutions cover how this can be done.

At that point, Hopkins asked if there were questions for Greg, and stated that the board intends to make sure all the homeowners have contact info for the board, but for some things that require specific action, homeowners may call Slatter. As an example, Hopkins mentioned the light at the front entrance, saying it's the board's responsibility to make sure the bulbs are replaced as needed, but now homeowners could notify Greg about something like that to get it taken care of if a problem is going on too long.

Hopkins then turned to the topic of the walking path, noting that it's important to many people, and informing the homeowners that he had gotten Greg involved in finding a solution.

Domingue continued, saying that last March the previous board chairman, Debra Whitlock, contacted the city to inform them of the problem, and that there was a beaver dam backing up the water. The city installed a beaver leveler, a metal tube that stops the beavers from building in that area. Unfortunately, it didn't work. Domingue stated that he brought the people responsible out this week to look at it. The leveler actually was working, but the beavers simply built elsewhere and continued to make the water back up. Before anything can be done about the low area, the beavers need to be taken care of. Someone will be coming out to bust up the dams. Domingue also noted that the flooded area is a protected floodland area, and we may not be allowed to build in it or add anything to it.

A homeowner asked if that was the case, how did they build the path in there to begin with?

Domingue replied that Pulte put in the path without consulting the city. Continuing, he said that the city engineer told him that there are 3 options:

1. Least expensive: Dig a Y-shaped "incision" with a swale connecting the wet areas on either side of the path to the brook that flows through the area. Downside: Once we dig it up, the soil needs to be taken away.
2. Build a bridge on top of the asphalt. Complications: The bridge would need a handicap ramp, handrails, need to be up to code, anchored in ground, and all this could be expensive.
3. Pour concrete over whole path area with culverts underneath. Downside: It would look terrible, concrete would be expensive.

Domingue then said that on Monday morning the beaver dams would be dismantled. However, a homeowner pointed out that beavers can build a dam overnight

Hopkins responded that we would need to talk to the environmentalists about what can be done about the beavers. We all want to enjoy the path, but it's a more difficult solution than going down there and pulling a plug to drain the water. He pointed out that there are many people and rules to deal with, and said that if anyone has ideas or thoughts, they should let us know.

Anne MacArthur pointed out the possibility that if we get rid of one dam, we may have two more come up somewhere else. Hopkins replied that the “Y” cuts will help. But if culverts are put in they'll need to be maintained.

A homeowner then asked if it would be feasible to repave the portion of the path that floods and place it in a different location away from the flooding. Domingue replied that this would be a possibility since there is an area that goes around the water with plenty of room, and he said that he would have to look into it.

Financials

MacArthur informed the homeowners that we had not received March's financials yet, but we had February's to pass out, and they would also be posted on the website. She pointed out that a summary of holdings and liabilities was given in the statement. Putting together a budget for rest of year, expenses came to \$24,000 with everything projected to end of year, except for the walking path.

A homeowner asked if we would be using the same landscaping company. Hopkins replied that we would, but noted that we had renegotiated the contract and laid out more specifically what the landscapers are supposed to do, as well as put everything on a schedule that we can keep an eye on. Hopkins also said that we contracted with the landscaper to fix the sprinkler system and that had already been done.

Another homeowner asked about the tree at the entrance, noting that it looks like it had been hit by a car. Hopkins replied that we would have to reserve some money in case we can't find who did it. The landscaper put the tree back in ground, but no one is sure if it will survive.

Hopkins then pointed out that some vehicles had been removed from the street thanks to Domingue talking with the High Point police. He reminded the homeowners that in order to pass the covenant amendments dealing with parking, we need 90% of the homeowners to vote.

A homeowner stated that we would need to go door to door to get the votes, and Hopkins stated that the entire board had been out door to door several times already. The homeowner offered to help go door to door, since these are important issues.

Social Committee

Amy Van Lare spoke about the Social Committee, noting that they had already met a couple of times. She informed everyone about the Easter Egg hunt which was scheduled for that Saturday, and stated that if anyone wanted to facepaint we would need a volunteer to do so. She continued, saying that May 6 would be the community garage sale, hosted by Coldwell Banker Realty. A notice and registration instructions would be going out to each house, and signs would be going up as the day of the sale got closer. Donuts would be given to the first 50 people who sign up.

She also noted that another sale would occur in the fall. A summer picnic was being planned, Van Lare said, and would possibly be outside of the neighborhood, maybe at Catholic Church on the corner. The Social committee was also looking into doing a fall cookout. She stated that contact info would be put on website for people interested in helping.

Website Update

Anthony Piraino updated the homeowners on the status of the website, explaining that it was up and running, and included several sections of general info and community resources, as well as a section with information about each of the HOA committees. He noted that there was a contact form available on the site, and that minutes and other documents would be available for downloading as time went on.

Some homeowners gave suggestions, including having an area for posting, such as a message board, for asking other homeowners for help or finding tools to borrow.

Architectural

Nathan Fisher reported on the Architectural committee, noting that it was in need of volunteers, because with spring coming up, many people were putting in request forms. Hopkins stated that it was not a lot of work - we just needed 4 or 5 people so there is always someone available to keep things moving.

Strategic planning

Doug Van Lare spoke about the Strategic Planning Committee, stating that they were looking for additional participation. The Committee, he said, is critical for the future of our community, and would be looking at long-term issues. The people he said were needed are ones who have ideas and suggestions, and are willing to do a little research.

Covenant votes

Hopkins informed the homeowners that about 50% of the neighborhood had voted on the covenant amendments so far, but in the meantime, the new resolutions would help a little with those issues.

Continuing, he stated that the HOA was in need of an appeals committee - 3 people not on the board to whom homeowners can appeal if requests are turned down. Appeals would go to the committee first, then to board if necessary. The appeals committee probably would not meet unless an actual issue came up.

Open discussion

A homeowner asked what the difference was between the new resolutions and the covenant changes, wondering why a 90% vote wasn't needed for the resolutions. Hopkins replied that the resolutions can be changed at board's whim, and are not written in stone, however covenant changes need the 90% to be changed.

A homeowner asked what could be done about people fishing in the pond. Hopkins responded that people could call the police if they knew the people fishing were not residents. A homeowner noted that the "No trespassing" signs at the pond had been vandalized, and wondered if we could replace them with a sign stating a fine for trespassing. Hopkins said that Domingue would look into replacing the vandalized signs, and we could possibly designate some volunteers to go to court to collect fines if we go the route of trying to charge a fine for trespassing. A homeowner noted that trespassers could just say they live here, and wondered if we could have some sort of community ID card that could be shown when fishing. Domingue replied that this was something that could be looked into.

Another homeowner noted that speeding down Pondhaven is really bad. Hopkins replied that we would probably talk about that forever, and the board could do nothing about it. We can only call the police. A homeowner suggested having speedbumps put in. Domingue replied that we could petition the city for them, but we have no say in what gets put in.

Another homeowner asked if anyone had been bothered by loud music from people driving cars. Hopkins noted that no one had mentioned that, and that it could be visitors as there aren't many driving-age teens in the neighborhood.

Finally, another homeowner requested that people not let their dogs poop in her yard. Hopkins stated that this was probably preaching to the choir because everyone at the meeting cared about that sort of thing. Nevertheless, Hopkins stated that if anyone walks their dog, they should pick up his poop.

The meeting was adjourned at 8:05 pm.

Respectfully submitted,
Anthony Piraino, Secretary