

## **Meadow Creek Home Owners Association General Quarterly Meeting Minutes July 13, 2006**

The General Quarterly Meeting was called to order at Covenant Church United Methodist on July 13, 2006 at 6:42 pm.

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

Slatter representative (and homeowner) Greg Domingue was also present.

Homeowners present: Amy Myers, Steve Bovenkerk, Carter and Debra Cartrette, Annette Chitman, Carla Council, Mike and Andrea Coutts, Ann Fechner, Lianne Finger, Mary Ann Hopkins, Doug Houck, Abigail Howard, Chris and Melissa Hylton, Stella Idahor, Renae Jones, Steve and Abby Kim, Deanna Miller, Stephanie Piraino, Carl and Sarah Torrence, Chandra Tyler, and Amy Van Lare,

Ken Hopkins welcomed everyone and introduced each of the board members.

### **Financials**

Greg Domingue began by explaining the HOA financials, saying that the only questions we couldn't answer were specifics about HOA dues delinquencies. Domingue noted that one issue Slatter faced when taking over the management of the neighborhood was figuring out who still owed dues and finding out where things stood financially. Everything is almost sorted out. The financial report shows how much we have in our accounts. Domingue pointed out that the operating fund balance gets carried over from the previous year which makes it look like we're down \$14,000 even though we're not. He said that we would find out at the end of the year how things worked out.

Domingue stated that we had anticipated \$1500 for lake and drainage repair, but we found out it would be \$2400 to fix the swales around the walking path. He explained the situation with the walking path, saying that when the workmen took a look at the path, they found that the culvert was built too high, so we had to spend an extra \$400 to have the culvert lowered. He noted that the repairs seem to be working, and the drainage around the path is much better now. The next step will be to get rid of the bermuda grass. Domingue said that he would spray it with Roundup himself. We'll also put on overlayment and sealant over the path to prevent cracks in the asphalt. He noted that there was a small part they had to dig up to fix the culvert, and that would need to be paved over at some point.

Hopkins pointed out that the path and its drainage problems have been a big issue for the past year and a half, so it's good that the repairs are done.

Domiongue continued, saying that we would notice that the sides of the path are not smoothed or pretty. He pointed out that we could spend money to fix that, or do it as a community project. It depends on what the homeowners want.

A homeowner had a question about the financials, asking what the “previous management balance” was on the second page. Domingue explained that AMG turned the previous balance over to Slatter as one big check. He also pointed out that it could be seen that as of June 9 on the first page of the general ledger that some people are still sending money to AMG.

The homeowner continued, asking what was the projected cash left over at the end of the year. Domingue answered that our audit showed that after Jan 2005 – Mar 2006 we had \$43,304 minus \$11,800 in receivables. He pointed out that according to the current financials we are already over budget. Domingue explained, saying that he had drawn up an anticipated amount for items in the current budget, and that once we get to the end of the year, we would have a better idea as to what the actual amounts should be.

Hopkins gave an example, saying that the water bill was one item that was higher than anticipated since we have the sprinklers going now. He also noted that starting this month, we would be putting financials up on the web and homeowners can contact the board for any questions. The important thing is that we do have money, and we're trying to be judicious about how we use it. Domingue added that financially speaking the HOA is doing very well.

A homeowner asked if the board could say how much money is due to the HOA in total. Domingue answered that that was the \$6700 listed under accounts receivable. Hopkins added that the good thing was that in April there was \$11,000 due, and now that was down to \$6700. He also noted that the HOA was going to be more aggressive with collections than they had been in the past.

Another homeowner asked if the shrubbery around the path would be maintained or left as is. Domingue responded that the mowers do 4 feet on either side of the path. We can do more, but it will cost us. Bushhogging will be done to the entire field, but that's only 4 times a year. Another homeowner suggested taking away one bushhogging from the winter and moving it to the summer.

A homeowner asked if the blackberry bushes along the path get sprayed. Domingue replied that they did not, and that Donnie does no spraying.

Another homeowner stated that she would like to see them cut all the way around the pond when they cut, at least once a month. Hopkins agreed, saying that when this board took over we put the landscaper on probation, with the intent of monitoring the job he does. We've been watching and he hasn't done a good job, so we're going to get some quotes from other companies.

## **Committee Reports**

Piraino gave an update on the website, saying that he was going to put up minutes and financials for downloading, and would be looking into potentially starting a message board for homeowners to post notices, requests, and to communicate with each other.

A homeowner mentioned that Tanya Simmons, the realtor who had worked with the neighborhood on our garage sales, had been interested in putting up flags in front of homes for the Fourth of July, and wondered why that hadn't been done. Hopkins replied that she had called him, but he was out of town and unable to get back to her in time. So that's something that could be done next year.

Fisher gave an update on the Architectural Committee, noting that for architectural requests homeowners could either put the forms in the mailbox, or send them directly to the management company. Forms are available on the website.

A homeowner asked what the height limitation was on fences. Fisher replied that it was 6 feet maximum, and that a permit needed to be filed with the City of High Point.

A homeowner asked about satellite dishes, saying that she thought they weren't supposed to be visible, yet there were several homes where they were. Domingue noted that the FEC ruled on satellite dishes a few years ago, saying that HOAs can't make requirements to move dishes after they are installed. A homeowner replied that someone should make sure that new homeowners are aware that we'd prefer the dishes be around back rather than in the front of the house. Hopkins said that we could send them a letter and ask them to screen the dishes from view.

Another homeowner asked if there was any restriction on decks. Hopkins said the only restriction is that the plans need to be approved. Any time you're going to make major changes to patios etc, you should submit plans for it. Part of it is to protect the homeowner making the changes, since the board and other things change in the neighborhood and it's good to know that you have approval to avoid potential problems in the future. A homeowner asked if that applied to swingsets, to which Fisher answered that swingsets did not need to have prior approval.

A homeowner stated that a lot of good things have changed since the last meeting, such as the path being fixed, and the no trespassing signs being placed near the pond.

Another homeowner asked what could be done about solicitors. Hopkins replied that she could tell them to come and knock on his door.

Hopkins then said that we had been hoping to talk about the long range planning committee, but noted that Doug wasn't there to do so. He stated that about 6 people had volunteered, and if anyone was interested in serving, they should see him or a board person after the meeting. The long range planning committee was expected to meet sometime within the next 2 to 3 weeks.

## **Proposed changes to the bylaws**

Hopkins turned to the proposed changes to the bylaws, noting that the Board had approved them, and they needed to be voted on by the homeowners. The changes were sent in mail with the meeting notice. Hopkins also pointed out that Slatter sends out notices now, so if a homeowner sees something in the mail from Slatter, don't throw it away. Regarding the proposed changes, Hopkins stated that he would like to adopt them as a whole.

He explained that the primary change was to make board terms the same as our regular year instead of offset from it. They also establish a chairman of the board and stagger board terms so there would always be three experienced members on the board to help with consistency and continuity. After asking for questions or comments, and finding none, Hopkins put the changes to a vote.

20 homeowners voted in favor of accepting the proposed changes, and 0 homeowners opposed the changes. The changes to the bylaws were passed.

## **Open discussion**

A homeowner stated that she had just moved here a couple months ago on Kelso and had cows come through her yard twice and destroy flowers. She said that the police didn't take it seriously. Hopkins suggested that if they had done damage, she should call the police and tell them she's had vandalism and there is property damage and she knows who is responsible, and fill out a police report.

Fisher said that if the people next to the neighborhood start shooting on Sundays again, homeowners should call the police, but should not try to go into their cow pasture, noting that a homeowner tried that last year and had a shot fired over her head.

A homeowner requested that people keep an eye out for a de-clawed gray cat that went missing on February 9.

Another homeowner noted that drivers were passing people now if they were going too slow for them. Hopkins replied that we can "blow off steam" about the speeding situation, but there's nothing we can do about it.

The homeowner asked if we could get a basketball court so people don't have to play in their driveway, and Fisher responded that those issues were what the long range planning committee is for.

Another homeowner asked if we could request a speed trap. Hopkins replied that we could, but that the problem is that the police can stop you for running stop signs, but they won't pull people over until they're 10 or 15 mph over the speed limit.

A homeowner asked if there was anyway to manually override the sprinkler and turn it off when it's raining, to save money. Hopkins answered that we could look into that, possibly putting a rain sensor on it.

Another homeowner noted that geese were an ongoing problem on Gower court, stating that if dogs eat geese feces they can get sick. The homeowner wondered if a blockade could be put up between the path and the cul-de-sac. Hopkins said it was possible, and asked that a reminder be put in the meeting minutes for him to look into putting in a goose blockade, and to send a letter to the homeowner who is feeding the geese, asking her to stop.

A homeowner pointed out that trash going down the storm drains winds up in the common area, and asked that homeowners take notice of what's still in the road after trash day and pick it up. She suggested that we might want to mail out a reminder that storm drains are not garbage cans. Hopkins added that if anyone knows of a certain house where something like this is occurring, they need to let the board know which house it is so a letter could be sent. Another homeowner suggested putting up a list of concerns and common courtesies on the website.

A homeowner asked what was being done about the hills on various homeowners' properties that haven't been maintained yet. Hopkins stated that another letter would be going out.

The meeting was adjourned at 7:48 pm.

Respectfully submitted,  
Anthony Piraino, Secretary