

Open Board Meeting Minutes
Meadow Creek Subdivision HOA
July 24, 2008

Covenant Church, Skeet Club Rd.

Board Attendance: Amy Van Lare, Greg Domingue, Brian Bradner, Annette Chitman, and Mary Houck.

Call to Order: 6:35PM by President Amy Van Lare

Introduction of Directors by Amy Van Lare the Board President.

Introduced Board members. We have volunteered to serve on the board in an attempt to see that the projects within the neighborhood continue move forward.

What we have done so far:

Common Area: Since January we have tried to move forward with the common area projects, beginning with the path leading to the large meadow. The project, to put a shelter in the common area is a work in progress our goal for 2008 was to put the path into place so we can have access to the meadow. The next step is to keep an area of the meadow mowed, and then this fall we will have the area re-seeded and fertilized. Doing so will allow the neighborhood children to have an area for play. Our goal for next year is to put a concrete pad 20 feet by 30 feet down; the pad will eventually serve as a base for a shelter.

Greg:

The front entrance has been revamped and maintained.

Dog station and signs put in place.

Curbing was put at the entrance to help with the area as it was wearing and eroding.

Amy:

There have been meetings with the Landscape Company and discussions to place regarding the reduction of the amount of bush hogging areas. The trade for less bush hog work will allow us to have the landscapers maintain and mow the meadow and along the new path, this should help reduce the increasing cost of landscaping.

The Association has a good deal of common area; our landscape cost (approximately \$5,600 hundred dollars a year) goes toward bush hog work.

Q: Will we have a playground?

A: Right now the lowest cost found for equipment has been \$20, 000, this does not include the cost of the increase for insurance. It is certainly an interest to have some type of playground equipment for the neighborhood children to use; however this expense is on hold until more funds are available. We will concentrate on getting a usable playing field first to get the children a place to play instead of using the street as a playing field.

Q: Concerns the playing field will have a lot of snakes. We have seen copperheads especially near the water area.

A: We are concerned for children and pets regarding snakes. At this time there are no answers to be able to rid area of snakes. The best way to help keep the snakes to a minimum is to keep the field mowed.

Amy: If someone wants to actively research playground equipment we need volunteers.

Volunteer: William & Carla Council.

Amy: the future of common area is in progress. We need someone to take over long-term (strategic) planning.

We could also fare better if we had volunteers to take on specific projects. Maybe we could get a leader for, a picnic, or other events. We struggled in the past to keep and we have not had enough volunteers for committee work.

The Association has a website you can locate the site at: www.meadowdreekhwa.com there is also a community mailbox, the Directors would like to have owners use these to methods to communicate with the Directors. When sending information to the Directors we would like to ask that owners be specific when notifying the Directors of your concerns. Please don't just say "there is a car illegally parked on the street", let the Directors know where on what street the vehicle is parked and when it is parked. If you would like an answer or know if action has been taken, give us your contact information.

Q: Stella Idahor – what are the regulations for leaving dogs outside of a home all day? There is a dog within our neighborhood, which has, on occasion been left outside all day even in the rain!

A: If there is a dog out all day, which is not within area, which has a fenced in yard, or if the animal appears to be mistreated, then you should contact the High Point Police Animal Control division, the number for non-emergency calls at the Police Station is 883-3224. The Associations Restrictive Covenants state, that if a dog is not in a fenced in area where the animal can get to shade, and will not be get loose to roam the neighborhood then that animal cannot be left outside, unattended for longer than 4 hours.

Q: There is a car on the street with a flat tire. Is this an Association or City of High Problem issue to be dealt with?

A: The streets through Meadow Creek Subdivision are public streets. The Association Restrictive Covenants state do not specifically regulate the parking of vehicles on city streets, all homes within the community have ample parking space for an owner's car. We have tried to get a more strict parking regulation in place, however the attempt faltered as the Association needs 90% of owners to approve an amendment change.

Financials:

Greg: Dan Finger is the treasurer but was unable to attend this meeting. This is general Board Meeting in which all owners are invited. The Annual Meeting will be held in November at that meeting we will need to elect three new members onto the Board.

Regarding the common area:

- The path was first. There was \$5,000 in reserve from the 2006 Budget and \$5,000 from the 2007 budget. The Association used \$10,400 from reserves to put the path in. This year the reserve fund will be used to buy shrubs that will be placed along the new path, this should keep those who use the path on the path and off from the neighbors grass.
- The retention ponds will need to be dredged within the next 12 to 15 years. The Directors set up CDs for long-range expenditures to cover the dredging cost. The large pond (the Detention Pond) should be okay for about 25 years, but the three retention ponds will need to be done within the next 15 years. They work to be done will consist of dredging the silt. One of the \$5,000 CDs matured on July 21st, the other CD will mature on July 28th, and the two CDs will be cashed out and placed in one CD for 13 months. These CDs are for long-term projects such as the ponds and not for reserve projects.
- As costs increase, the Association budget needs to increase to keep up with inflation. The Directors are considering a 5% increase with next years Assessment this will bring the yearly assessment from \$200 to \$210. Budget sheets were supplied to those in attendance.
- The 2009 project will be cost about \$6,500 this will be the concrete pad. The anticipated reserve collection will be approximately \$6,700 dollars. Currently Meadow Creek Subdivision is one of the lower Assessment paying neighborhoods, we are paying approximately \$16.66 a month, in 2009 the monthly breakdown for assessment will be approximately \$17.50.

We want so much to be done; it has to be done in stages.

Right now the yearly assessment letters are mailed out in December the assessment is due in January.

Q: can these letters be sent out earlier instead of close to the 1st of the year?

A: we could send the assessment bill out earlier, however the assessment will still be due in January. Late fees are not applied to account until March 31st.

After March 31st, late fee are applied to delinquent account to help defray the cost of reminder letters, stamps, and associated expenses.

Right now the amount of delinquent assessments owed is approximately \$2,100 dollars

Our neighborhood consists of 194 homes. Unfortunately due to the times we are in, some are in bankruptcy and some are in foreclosure.

The beginning of the year we had a problem with the beavers building dams, which caused flooding near the walking path. If we can get volunteers next year during the springtime, to help break up these dams we will not have to pay someone to do it and can use that money for other projects.

Amy: also just to inform those who don't know. Meadow Creek Subdivision has adopted Johnson Street in the Keep America Beautiful clean up effort. The Association does trash pick up along Johnson Street from Skeet Club to the Johnson Street baseball park. Volunteers to aid in the next clean up would be appreciated. If we have at least 8 people the cleanup is done must faster.

Mary: We have the website and will continually add to it. Lianne Finger will be putting together a Newsletter, which will go out to all owners. Anyone wishing to submit information or ideas to the Newsletter or if you would like to have a photograph of a community event you have been involved with, please forward the information on to Dan and Lianne via the community website, or email Dan at [.dlfinger@hotmail.com](mailto:dlfinger@hotmail.com)

The meeting was adjourned at 7:20 p.m.

Owners in Attendance:

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| 1. Chandra Tyler | 4551 Wayland Ct. |
| 2. Doug Houck | 4527 Fairport Ct |
| 3. Elizabeth Ernus | 1464 Cantwell Ct. |
| 4. William & Nefertiti Green | 1469 Cantwell Ct. |
| 5. Jake & Amy Bachman | 1444 Cantwell Ct. |
| 6. Renee Mitchell | 4472 Fairport Ct. |
| 7. Richard Chitman | 1593 Pondhaven Dr. |
| 8. Stella Idahor | 1421 Cantwell Ct. |
| 9. Rito Dominguez | 4583 Fairport Ct. |
| 10. Will & Carla Council | 1328 Pondhaven Dr. |
| 11. Carl & Penny Torrence | 1594 Pondhaven Dr. |
| 12. Dale Butterfield | 4555 Fairport Ct. |
| 13. Ann Domingue | 1301 Pondhaven Dr. |