



HOA Meeting Minutes

January 29th, 2024

Location: Shearer Presbyterian Church

BOD Attendance: Tim Veasman (President), Chris Zangara (Vice-President)

Management Attendance: Danielle Bronstein of Cedar Management

Amount of Homes Represented: 22

6:42: Meeting called to order by Tim Veasman

AGENDA FOR MEETING

- Welcome and Introductions
- 2023 Accomplishments
- 2024 Community Goals
- Community Updates
- Board Member Election
- Open Forum

2023 ACCOMPLISHMENTS

- Roughly 20 trees taken down throughout the trail area
- Verbal discussion with developer regarding ongoing funds from new development on Copper Pine
 - \$500 per home annually to be sent to Anniston (pending legal paperwork)
- Overhauled well at entrance
 - Had to replace pump 3 HP VFD Pump Control
- Replaced electrical panel that controls well/landscape lighting
 - Became a safety issue and underpowered for future expansion
- Removed tree stumps at entrance from dead evergreens. Area has been overseeded
- Expanded the irrigation at the front entrance to water more of the larger area south of the entrance.
 - Area below the magnolias now has irrigation to keep it green during the summer months
- Added more mulch to the large area by the boulder/mailboxes on Broad Birch
- Repainted all stop signs, street signs and security light poles
- Professional installation of Christmas lights at the entrance
- Managed through two BOD member resignations in 2023

2024 COMMUNITY GOALS

- The trail that starts at Anniston Way leading to the short side is severely washed out.
 - That will be repaired in February. Creating better drainage options to push water away from the trail and re-working the culvert to solve the issue.
- Add additional aggregate to remainder of trail

- We have been waiting on Copper Pine Developer on the trail expansion. Plan was to relay aggregate when that project happened.
 - Exploring addition of aggregate despite project slowing
- Finalize plan for trail expansion with new developer of Copper Pine
- Overhaul the front entrance landscaping/irrigation/drainage issues
 - BOD has put out to bid design ideas to upgrade entrance landscaping
 - Would include fixing drainage issues at the front as well as adding additional irrigation to enhance coverage
- Address downed trees along Anniston Way (to many trees laying on ground that need to be removed)

COMMUNITY UPDATES

- **Playground Area**
 - We have looked at different ideas to enhance that area
 - We engaged a contractor for a bid of a pavilion. Come to find out that area is in a 100-year flood plain. That means options are very limited for the time being.
 - Was recently re-evaluated and at the advice of the state, will be moved to a 500-year flood plain. Once that becomes a matter of record, we can then proceed with a project as there are no county restrictions in a 500 year flood plain.
 - Could take up to 2 years before it is official. Halting our plans until official.
- **Copper Pine Development Update**
 - No new updates at this time.
- **HOA Management Company Change**
 - Effective March 1st, we have separated from Cedar Management as our Management company.
 - The BOD thanks Cedar Management for support throughout the years.
 - BOD felt it was time to make a change. Vetted several companies and signed an agreement with Red Rock.
 - It is business as usual until March 1st
 - A letter and email will go out from Red Rock notifying residents of the change and how to signup for the portal with Red Rock
 - With this bring a few other changes:
 - **Violation Change**
 - In an effort to make the transition easier, all previous violations will be eliminated from record. New inspections start in March.
 - The violation notification process will also change
 - New process will only include 2 notifications. The first notification will be a 30-day warning to correct the violation.

- If not corrected the second letter will be a call to hearing notice.
 - Limiting to two letter will make the process quicker and cleaner for everyone. It will not drag on like it has in the past.
 - The BOD will be removed from the inspection and violation process completely. Inspections happen and Red Rock will send the letters without any board input. BOD involvement is limited to hearings. If called to a hearing you are given a phone number to call and state your case.
 - Violations such as rocks/boulders along the road no longer allowed. They were never approved or denied but they do not fit the aesthetic of the neighborhood due to inconsistency of what is used. Same with orange stakes. Those too will need to be removed.
 - Privacy screening/fake vine screening attached to fencing will not be allowed. Violates the aesthetics of neighborhood and turns a fence into a wall, which is not permitted.
 - Faded/damaged mailboxes, faded shutters, weeds in yard, are just examples of common violations that we see.
- **Septic Update**
 - Inspections happening Jan/Feb.
 - Inspection company will knock on door before inspecting. If not home, they will continue inspection and when completed leave a paper receipt in plastic bag on your front door.
 - As a backup plan, the BOD is vetting a few other inspection companies that may result in a change of vendor.
- **Communication Update**
 - Once we are fully up and running with Red Rock, the BOD will be shutting down the “Anniston Board” Facebook profile. Will no longer use Facebook as a form of communication. The neighborhood page will remain for residents to communicate but the BOD will not have a presence on there. **All communication will run through Red Rock.**
 - **It is important that when you sign up for your new Red Rock account that you include all email addresses you want in the portal. This will be the hub for future communications.**
 - **If a communication to Red Rock needs BOD input, it will be elevated to the BOD**
 - BOD Gmail account will be maintained
 - A larger effort to use our Website as a form of communication will also be made

BOD ELECTION

- Tim Veasman’s seat on the BOD was up for election. Tim chose not to seek re-election to the seat.
- No nominations were received prior to the annual meeting.
- One nomination from the floor – Paul Henry

- Paul was elected to BOD via audible vote of the room.
- Chris Zangara called for motion to elect Paul
- Motioned seconded by Tim Veasman
- That leaves one remaining seat vacant on the BOD. That seat was vacated by Deb Andrychuk due to time constraints.
- BOD to appoint a person to fill that position (see note following the close of the meeting)

QUESTION AND ANSWER PERIOD

- 1) How has Flock Safety been going?
 - a. Working very well. Fortunately, have only had to use it once for non-emergency situation. Amazon truck hit resident house and use footage to pinpoint details.
- 2) When will repaving of Timberside/Hanover happen?
 - a. We would assume no sooner than April but NCDOT has not provided us a timeline.
- 3) Why are no parking signs present on Anniston Way?
 - a. We continue to see parking on the common space that is alongside Anniston Way. BOD wants no parking on the grass. It destroys grass and hinders the ability to keep that area nice. It never fails that a big rainstorm comes and someone parks in it and creates ruts. It also does not have irrigation so in the summer it makes it a challenge. No parking on any common space applies to all residents, visitors, vendors etc. In order for us to enforce towing, No Parking signs need to be present. Towing enforcement is the next step.
- 4) Can we install nicer more permanent No Parking signs?
 - a. Ideally we would like to not have them at all but until the parking stops they will need to remain. The BOD will look at a permanent solution inline with the speed limit signs.
- 5) Can a Slow Down sign be installed along Burnell?
 - a. There is no common space along Burnell for a sign to be installed. BOD will work with resident for a solution.

Meeting adjourned at 7:42.

Note: Following the annual meeting, the new BOD (Chris and Paul) called a meeting to order and appointed Jonathan Merryman to fill the vacant seat.