



Annual Homeowners Meeting Minutes January 31, 2018

Attendance:

BOD Present: Scott Salvage, Chris Zangara, David Malloy

BOD Absent: None

Management Present: Kris Milstead

6:36pm: Meeting called to order by David Malloy

1. Welcome and Introductions
 - a. David led the introductions of the BOD Members and Management Company representative.
2. Chris introduced two members of the Iredell County Sherriff's Department, Sergeant Chris Smith and Deputy Brandon Gudgeon, who addressed the group.
 - a. The discussion focused on overall safety of the community as well as an overview of the most common crime issue in the County, which is cars being broken into at night. The Officers stressed to lock all doors and to not leave any valuables in plain view inside of a parked vehicle. The local noise ordinance was also discussed and again, it was made clear that our Sherriff's Department is here for us with anything we may need.
 - b. Sergeant Smith stressed that if one ever feels the need to contact law enforcement they should never hesitate. 9-1-1 is always available as well as a non-emergency line at **704-878-3100**.
3. 2017 Accomplishments and Community Updates
 - a. David led discussion, with input from Scott and Chris, focusing on the following:
 - i. New landscaper with a clear and fixed contract cost.
 - ii. Aesthetic enhancements at entrance.
 1. Increased footprint of flowers.
 2. New and brighter monument lights.
 - iii. Progress made on the Walking Horse Trail issue with more discussion later.
 - iv. New website and enhanced communication via email.
 - v. Holding routine open meetings.
 - vi. Tree work at the playground and painting of the playground fence.
4. 2018 Goals and Priorities
 - a. Chris led discussion, with input from Scott and David, focusing on the following:
 - i. The HOA will be managed with fiscal conservatism in mind.



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- ii. Now that the neighborhood is built out, take time in 2018 to evaluate ideas for the future and align future budgets to match.
 - iii. Continue open meetings and encourage increased productive participation.
 - iv. Closeout the Walking Horse Trail/Overlook Ridge (WHT/OR) issue by completing repairs and turning over to NCDOT.
5. Walking Horse Trail Update
- a. Chris led a 42-minute discussion and started off by giving an overview of the situation starting over two years ago that culminated with a verbal settlement agreement that was reached on January 26th. The overall cost of the project to bring both roads up to standards will cost roughly \$190,000 and Chris was able to negotiate a settlement for \$170,000. At the 1/26 meeting, NCDOT added a requirement for testing to be completed by an engineer, which will result in the total HOA responsibility being roughly \$25,000. Chris reviewed that settlement papers have been drafted and are currently being negotiated by attorneys. The anticipated time frame for settlement to be finalized is three to four weeks with funds being due thirty days after settlement is signed and accepted by the Court.
 - b. Chris further led a very transparent discussion regarding options for generating the \$25,000 shortfall, including a special assessment. Because of the timing of the settlement and the Anniston Annual Meeting, it was decided by the BOD to generate ~\$8,500 of the \$25,000 shortfall through a \$58 increase (~10%) in HOA dues for 2018. After settlement is completed, the BOD will meet to discuss all available options.
 - c. A lively discussion was had about community and the need to approach this issue as a united community, with the vast majority of those present agreeing with that sentiment.
 - d. The discussion was closed with every question raised being addressed and no further questions/comments from the members present.
6. 2018 Budget Review
- a. Chris led an overview of the 2018 proposed budget with a line-by-line detail being given. At the end of each of the seven budget categories Chris paused and invited questions.
7. Budget Ratification
- a. Chris requested a motion to be made to ratify the 2018 budget.
 - i. Motion made by: Scott Salvage; Seconded by Scott Harrison.



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- ii. Chris called for a voice vote and all votes cast voted 'aye' with zero 'nays' being voiced.
 - iii. With a unanimous vote of the membership, the 2018 budget was ratified.
8. Board Nominations and Election
- a. Scott introduced the topic and established that a quorum was present. David highlighted that the new BOD member will be given the position of Secretary. Scott informed the membership that one nomination had been submitted prior to the meeting and asked Dan Aron to address the group.
 - b. Dan Aron introduced himself and spoke of his desire to serve as well as his past experience of serving on an HOA board.
 - c. Scott called for floor nominations and none were made.
 - d. Scott called for a voice vote and all votes cast voted 'aye' with zero 'nays' being voiced.
 - i. With a unanimous vote of the membership, Dan Aron was elected to the Board of Directors.
 - e. 2018 BOD Officers will be:
 - i. Chris Zangara – President
 - ii. Scott Salvage – Vice President
 - iii. Dan Aron – Secretary
9. Introduction of "Anniston 2028: Ideas for the Decade Ahead"
- a. Chris introduced a concept for long-term planning purposes. It was framed as an avenue to bring forward ideas and discuss funding options to make enhancements that the community embraces. This will be discussed in more detail at future meetings. Some of the initial potential enhancements include additional landscape lighting, additional landscaping throughout the neighborhood common areas, expansion of the playground, construction of a pavilion, and an addition of a new section of nature trail.
 - b. Chris highlighted that the larger cost projects would most likely need to be funded via an assessment and any assessment for these items would need to be approved by two thirds of the community.
10. Question and Answer / Open Forum
- a. Topics raised that BOD will look into:
 - i. Leaning tree on Logan Crossing Drive.
 - ii. Converting street light bulbs to LED's.
 - iii. Adding a visual component to the cable across the trail entrance for safety.



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- iv. Beth Jewell was recognized with a well-deserved thanks on behalf of the 27 homeowners that contributed towards the homeowner legal case to press the WHT/OR issue.

11. Meeting Close

- a. Scott led the group in thanking David Malloy for his eight years of service to the community. Many thanks to David for his dedication to seeing Anniston reach its potential.

8:07pm: Meeting adjourned by David Malloy