



HOA Annual Meeting Minutes

January 26th, 2023

Location: Shearer Presbyterian Church

BOD Attendance: Dan Aron, Tim Veasman (via phone), Kayla Rose

Management Attendance: Kris Milstead of Cedar Management

Additional Homeowner Attendance Count: 27

Website: www.annistondavidson.com

Contact: annistonhoaboard@gmail.com

6:40 PM: Meeting called to order by Dan Aron

-Board and homeowner attendee introductions

-Quorum was established

-44 households represented via in person or proxy

Board of Directors covered the following topics

- Welcome & Introduction
- 2022 Accomplishments/Community updates
- 2023 Goals & Priorities
- Board nominations and election (one board position open)
- Question & Answer Period

2022 Accomplishments/ Community Updates

- Added mulch to common area on Broad Birch near cul-de-sac for weed control
- Terra Green cleaned out/mowed the remaining area under the power lines on Walking Horse Trail. Has been added to their contract to mow regularly
- Group of volunteer residents cleaned large trees up on the walking trail
- Re-aerated and re-seeded the new septic field on Anniston Way to have it grass covered by spring
- Added large rocks to control drainage and washout on the septic field
- Removed and cleaned out fallen trees along Anniston Way

2023 Priorities

- Cleanup email directory to ensure neighborhood coverage for communication
- Trail maintenance - additional aggregate added to trail
- Continued focus on common area enhancements
- Expansion of the irrigation system at the entrance

Board Seat Election

- Dan Aron' seat on the board was up for re-election
- No nominations received prior to meeting
- Deb Andrychuk was nominated from the floor
- No other nominations received
- Deb joins the board taking over the open spot

Open Discussion

- Update on new development on Copper Pine
 - Discussion have quieted with the developer.
 - They are moving forward with lot clearing and clean up.
 - BOD working to re-engage around them joining Anniston HOA.

- The work you see along Walking Horse Trail is perk tests for the septic fields. Those are designated septic fields for 3 homes being built.
- Speeding in the neighborhood
 - Discussion around speed humps occurred.
 - BOD has always said that we would support any resident wanting to take on the task of going through the process for approval.
 - It is a very long and arduous task that requires traffic studies, engineering etc.
 - If any resident interested please reach out to the BOD
 - Parking on the streets to purposefully slow traffic down will not be allowed. The creates a larger safety issue for walkers and vehicles try to pass by
 - Those doing so can be referred to Iredell County sheriffs.
- Rocks Along Roadways
 - Any ARC requested submitted for approval will not be approved by the BOD
 - At the current time time we will instruct Cedar Management not to send violations for them
 - We will further be reviewing our policy on whether to allow them going forward and any removal of existing
 - Residents must know that a vehicle is damaged or resident hurt because of of rocks/boulders they can be held liable for any damages or repairs since they sit in the roadway easement.
 - The BOD will not allow any orange stakes, little ground flags etc. Those will need to be removed and violations sent if Cedar see them.
 - The only exception is if their is construction adjacent to you property. Once completed they must come down.
- Septic Inspections
 - As you know by now we have fired Rollans Environmental and replaced them with Carolina Low Pressure.
 - The first inspection by the new company is scheduled for March 1st.
 - We will send out another reminder a week in advance of the inspection date.
- Board Size/Committees
 - Currently our bylaws only allow 3 board members at a time
 - In order to increase to 5 we would need 67% of neighborhood signatures to change the bylaws
 - At the current time we will stay with a 3 person board and look into future expansion.
 - BOD will look to the use of committees to for specific needs
 - An idea led by Tim Veasman is to form a steering committee. The formation would allow for collaboration amongst volunteer residents and the BOD for the direction of the neighborhood over the next 5-10 years. Looking for volunteers to chair/lead the committee.
 - We are at a point where we are in relatively healthy financial position and some things are going to need to be addressed over the next several years
 - Monuments at entrance and trails are crumbling
 - Well at the entrance that maintains grass and plants has been acting up
 - Playground area needs to be addressed
 - Those are just a few ideas that were discussed
- Trail Maintenance
 - Aggregate to be added to the trail this year
 - Erosion occurring on certain spots of the trail from the creek running beside it
 - May need to have a company come look at what we may need to do to address in the future
 - Volunteers waiting on waiver form to continued trail cleanup
- Yard Sale
 - Kayla to lead the Yard Sale initiative.
 - Looking for a date in April to schedule the yard sale

- o It will happen regardless of number of participants
 - o BOD to coordinate signs, marketing etc.
- Peachtree Sign
 - o Signs at entrance and Broad Birch have been removed by the builder
 - o They are currently building their last home on Broad Birch

Meeting adjourned at 7:30.