



Board of Directors Meeting Minutes September 26, 2019

Location: Shearer Presbyterian Church

BOD Attendance: Chris Zangara, Dan Aron, Tim Veasman

Management Attendance: Kris Milstead of Cedar Management

Additional Homeowner Attendance Count: 6

6:32 PM: Meeting called to order by Chris Zangara

NEW CONSTRUCTION UPDATE

Riverstone Site

- Since new construction began there have been 3 new closings on Riverstone Drive which as contributed \$3500 of new funding to capital contributions.
- Also 2 to 3 new homes under contract and pending closing.
- All street signs and mailboxes on Riverstone will be consistent with what we see throughout Anniston.

Peachtree Site

- In the Peachtree section, 1 lot has sold to date with \$2500 of capital contribution from it.
- During the construction process of Peachtree homes, a resident noticed that homes were not going to meet the agreed upon 3 side brick façade. Chris reached out to Peachtree to remind them of agreement. This has been resolved.
- Questions around curbing arose. Why does new Peachtree section have it? Board has no control over that. That is on the developer.
- Some questions over community mailbox center at the cul-de-sac of Peachtree section. Again, no control by the board over that.
- Street signs at new Peachtree section, at Overlook Ridge and Riverstone all state Walking Horse Drive and not Walking Horse Trail. Board to address.

FINANCIAL REVIEW

Balance Sheet, Revenue & Expenses reviewed with the following notable items of discussion:

- *Past Dues.* Since the date of the balance shown, we are in a good spot from past dues. Late fees are \$20 per month and notices are sent 15 days after being past due using the US Postal Service (must be used from a legal and recovery perspective). Debt must be past due by at least 90 days for an attorney to accept a case.
- *Expenses.* Projected to below full year projection and on track to forecasted amount. As a neighborhood we are in a much better financial position than 3 years ago.
 - All capital contributions from new builds will go into reserves account as opposed to operating account
 - We had to repair well at front of neighborhood that controlled all sprinkler zones. Was an expensive fix but something that could not be avoided. Silt collection damaged beyond repair.
- Since we are in a better financial position, questions arose around future enhancements. Following items were mentioned:
 - A pavilion in common area of off Hanover Lane

- Basketball/Tennis courts
- Additional expansion to the walking trail system
- Playground upgrades
- Further enhancements to front entrance
- Enhancements are somewhat limited since most common ground that is HOA owned is either a septic field, which can't be disturbed or too sloped.
- Walking Horse trail landscaping will be re planted and maintained by Ken Foster
- Going forward, the area under the powerlines on WHT will be brush hogged on a regular basis to maintain a nice appearance.

ANNISTON WAY PAVING

- Originally Anniston Way was to be repaved this fall.
- Now to be paved in the spring of 2020
- The hope of the board is that they will have road remilled and not just overlaid.

SPEED LIMIT SIGNS

- Board recently received an email from NCDOT stating speed limit signs currently in place are non-conforming and need to be removed. We will not be removing them, NCDOT can remove if need be.
- *New Speed Limit Signs*
 - New speed limit signs are needed for WHT. It is of residents' opinions that speeding (by resident and service vehicles) is an issue.
 - Lee Hallman will be taking the lead to petition neighbors on having new signs installed by NCDOT.
 - 51% of residents on WHT need to sign petition.
 - Board supports and will support all efforts here and appreciate Lee's ownership of this task.
- Speed tables came up as part of discussion once again. As previously stated, speed tables can be installed per NCDOT. All details and necessary documents located on Anniston website.
- If a coalition of neighbors want to spearhead this, they are welcome to do so.
- They will have full support of the Board to push this forward.

MEETING SCHEDULE FOR 2020

- We will be reducing the number of open meetings from 4 to 3 for 2020. All is calm in the neighborhood currently.
- We will call special meeting if necessary, to address any major issues.
- In 2020 the meeting schedule will look like this:
 - Annual meeting to take place in January
 - We will have a mid-year meeting in May
 - Budget meeting to take place in October
- We encourage all residents to participate in all these meetings. It helps garner sense of community and insight into what is happening with our great neighborhood.

OPEN DISCUSSION

- *Gun Shots*: Many neighbors have questioned the recent gun shots that can be heard throughout the neighborhood. There is a police shooting range on Johnson Dairy Road near the water treatment plant. That is the source of the gun shots.
- Now is the time of year for baby copperheads to be making their appearance. Please beware as they are more dangerous than adults as they can't control their venom output.

7:14 adjourn