



HOA Annual Meeting Minutes

February 4th, 2021

Location: *Virtual Meeting via Zoom*

BOD Attendance: Chris Zangara, Dan Aron, Tim Veasman

Management Attendance: Kris Milstead of Cedar Management

Additional Homeowner Attendance Count: 16

6:36 PM: Meeting called to order by Chris Zangara

-Board and homeowner attendee introductions

-Quorum was not established

- **Board of Directors covered the following topics – all our outlined in detail on the PowerPoint presented during the virtual meeting**
 - 2020 Accomplishments
 - Update on the ARC review process for 2020
 - Homeowner Violations
 - What constitutes a violation?
 - Violation notification process and how it works
 - BOD will be taking a harder stance in 2021 on any and all violations
 - How to repair mailboxes
 - Traffic calming discussions and next steps

OPEN DISCUSSION

- **Road Paving**
 - Anniston Way was scheduled to be re-paved in spring Of 2020 and has since been delayed.
 - Patching that you see was in preparation for full re-paving
 - Board to reach out for any further updates
 - Timberside is the only other road even up for review for re-paving
 - Potholes have been noticed on the roadways.
 - Clicking on the below link will take you to a page where you can report a pothole for repair
 - <https://www.ncdot.gov/contact/Pages/form.aspx?UnitName=pothole&sourceUrl=/contact/>
- **Septic Field**
 - Septic field along Shearer's road was damaged
 - Landscaper will be applying grass seed soon to start the repairs
- **Bi-Annual Septic Inspections**
 - Resident brought up concern about Rollins and the delay in their inspection process.
 - BOD had mentioned that they has slowed the process due to COVID but resident mentioned had an email stating they postponed inspections
 - BOD to follow up with Rollins to gain some insight.

- **Playground Maintenance**

- Resident asked if BOD could limb up some trees to allow more light into the playground area.
- Would also help with moisture control and bugs around there.
- Fence is also on the schedule this year for pressure washing and re-staining
- BOD to contact landscaper and discuss options for playground area.

BOARD SEAT ELECTION

- Tim Veasman's seat on the board was up for re-election
- There were no nominations via letter that went out
- The floor was opened to additional nominations
 - None were made at the meeting
- Tim was elected back to the board
 - Motion passed

Meeting adjourned at 7:02