

Annual HOA Meeting Minutes – 2/22/2017

Motion to open meeting – 6:32 pm

Welcome and introductions:

Board Members

- David Malloy – President
- Ed Honaker – Vice President
- Scott Salvage – Secretary
- Kris Milstead – Cedar Management

Number of HOA members – 21 (Quorum established)

NCDOT Walking Horse Trail Update – Diana Coad (6:32pm to 6:46pm)

- Background summary given on current situation.
- NCDOT marked areas that need to be repaired to bring up to standards to be turned over to state.
- One quote received by HOA for ~\$180,000.
- Currently the potential liable parties are not responding to our request to pay for the damages.
- HOA will move forward with building complaint and moving forward with litigation to have damages paid.
- Diana fielded questions from homeowners about individual claims against Shea. Kris Milstead will work with Diana to help compose a letter to be sent to all Walking Horse Trail residents to obtain documentation of correspondence from builders on responsibility of road.

Walking Horse Trail homeowners were erroneously placed in the South Iredell Fire department district and should have been put in the Mount Mourn district. Mount Mourn Fire department needs 2/3rd of homeowners to sign a petition to change to the correct district. This should save homeowners on their home insurance and some on their taxes.

2016 Accomplishments

- Cleared out dead trees.
- Trail heads were fixed and re-graveled.
- Lights at entrances were fixed and new outlet added for future lights.
- Pine straw applications.
- Corrected issues with grounds keeping with current supplier.

Opportunities – Suggestions

- Walking Horse Trail common areas need to be addressed.
- Hunters utilizing private road to access public area for hunting. Suggested added posted signs.

- Playground does not look appealing and could use some tree trimming. The board will take a look and determine if there is enough budget to make necessary improvements.
- Add doggie stations throughout community for dog walkers.

Social Committee

- Introduced new co-chair Tami Schauf
- Kris will send all resident emails over to Tami.
- Tami will work with Chris Zangara for pushing out messages from social committee.
- Social committee will be polling community for future events to plan.

Financials

- Kris walked through 2016 and 2017 financials.
- Mark W motioned to approve 2017 budget.
- Chris Zangara 2nd the motion.

Board Elections

- Chris Zangara was selected to the board and will serve as Secretary for the 2017 year. Scott Salvage will serve as Vice President and David Malloy will continue as President.
- Special Thank You to Ed Honaker for serving on the board.

Motion to close annual meeting by Scott Salvage, and 2nd by Ed Honaker.