



## HOA Annual Meeting Minutes

January 30, 2020

*Location: Shearer Presbyterian Church*

*BOD Attendance: Chris Zangara, Dan Aron, Tim Veasman*

*Management Attendance: Kris Milstead of Cedar Management*

*Additional Homeowner Attendance Count: 15*

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6:40 PM: Meeting called to order by Chris Zangara

-Board and homeowner attendee introductions

-A quorum was established

### **2019 ACCOMPLISHMENTS**

- Walking Horse Trail repaved and turned over to NCDOT for all future maintenance
- A culture of fiscal responsibility and discipline established
  - A long term approach has been taken on finances, no longer living paycheck to paycheck
  - The use of new construction homes to better further our financial position
- An Anniston neighbor purchased 3 metal benches that were placed along the neighborhood trail
  - A very generous gift from Donna Candelaria
- Capital Contributions
  - With every new house (on Riverstone Drive, Broad Birch Drive, and Copper Pine Lane) that sells, proceeds go into our coffers only helping our position
- Entryway landscaping enhancements
  - Neighbor mentioned lower maintenance plants due to deer eating them
  - The failure of the well also didn't help the turf or plants at entrance
- New parking lot installed at the playground area for better trail access
- Walking Horse Trail landscaping installed by Ken Foster
- Regular maintenance of area under powerlines on WHT along with additional septic fields that were not being maintained previously

### **ANNISTON WAY UPDATE**

- Anniston Way to be paved in the spring of 2020
  - The covered signs at entrance are in place for that reason
  - No additional Anniston roads on the schedule for repaving

### **2020 TRAIL RECLAMATION PROPOSAL**

- Chris presented photos of the trail and the current state of duress
- Spoke with a company that will come and tear up 3"-4" of trail and add a bit of concrete and aggregate to put the trail back into usable shape
  - This process would essentially strip the trail down and start over while also adding crowns in the correct areas to encourage proper drainage
- The total cost of the rehab is approximately \$40,000
  - The trail would need minimal maintenance at that point for 10 years
  - Would need a neighborhood special assessment to cover the cost
  - Roughly \$300-\$325 per home
  - Must require 51% of homes to approve in order to pass the special assessment
- We believe the trail was installed in 2006 with no additional maintenance

- Resident asked about just adding additional stone versus the reclamation process
  - Very much a short term fix. Does not address the drainage issues and constant failure of the trail.
  - Then the discussion then shifted to applying asphalt to the entire trail
    - Of the residents in attendance, this felt to be a no go as they wanted to keep a natural feel.
  - Any upgrades made to the trail would still not allow for motorized vehicles. Would be kept as a walking/running trail only
- The board was asked if there was any liability for safety if nothing is done
  - Can the HOA be sued if someone were hurt and we recognized repair was needed
    - Kris was going to look into that but not likely. Use at your own risk.
- The result of the conversation was
  - The board to look at reclamation, just adding aggregate or doing asphalt to weigh out the cost and present their findings at a future meeting

### **WEBSITE/COMMUNICATION UPDATE**

- Due to some admin changes, we had to move to a different platform to maintain website
  - With that we had to change our website address
  - New website is [www.annistondavidson.com](http://www.annistondavidson.com)
  - Also switched over our mass communication platform to a Google based platform
  - Much easier and efficient for the HOA to use than the old platform
  - Will continue to use Facebook as an outlet as well
  - If communication with board is needed the new email address is [annistonhoaboard@gmail.com](mailto:annistonhoaboard@gmail.com)

### **FINANCIAL UPDATE**

- YTD we are in a solid financial position and strong reserve account as well
- We stayed within the budget for 2019
- The 2020 budget that was ratified was presented to the group again
- We then had a discussion around what is the right amount of reserves to keep in that account for future planning

### **SPEEDING UPDATES**

- Subdivisions are no longer allowed to install speed bumps/speed tables within the neighborhood per NCDOT
- If you have driven through River Run you will see that theirs were also removed
- We were going to install a second speed limit sign on WHT
  - Resident got signatures of WHT residents only to find out that we need signatures of all residents and were only going to give us 1 sign
  - The HOA is working to have a sign done privately

### **OPEN DISCUSSION**

- There are 38 acres for sale behind the cul-de-sac on Copper Pines (new Peachtree development)
- That area has lots of topography changes but is developable
- The cul-de-sac at Copper Pines is a temporary cul-de-sac with the thought that that area when developed could connect into Copper Pines
- Since roads are open to public use, nothing the HOA can do to stop it if it is sold and developed
- There is a small parcel of land on WHT that is being turned over to common space.

- The parcel is too small per the covenants to build a home on

#### **BOARD SEAT ELECTION**

- Chris'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
- Chris was elected back to the board
- Motion to have Chris Zangara as President, Dan Aron as Vice President and Tim Veasman as Secretary.
  - Motion passed

**Meeting adjourned at 7:52**