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|  | **Board of Directors Meeting Minutes**August 16, 2022*Location*: Shearer Presbyterian Church*BOD Attendees*: Dan Aron, Tim Veasman, Kayla Rose*Cedar Management Attendees*: Kris Milstead, Danielle Bronstein*Additional Homeowner Attendance Count*: 29 |

6:32 PM: Meeting called to order by Dan Aron

**FINANCIAL REVIEW**

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

* YTD Financial Review. Some favorability in a couple of areas due to timing of expenses, with full year revenue and expenditures anticipated to be relatively in line with the budget.
* Anticipated 2023 Expense Inflation*.* TerraGreen (landscaping), Rollans Soil & Environmental Services (septic inspection), and Cedar Management (HOA administration) are overwhelmingly the largest expenses for the neighborhood; all three have signaled 2023 price increases due to inflationary pressures. No formal values have yet been communicated, though Cedar anticipates 7-10%. A Septic RFP is underway already due to concerns with Rollins around timeliness, thoroughness, and communication (see Septic section).
* Resident Requests for additional expenditures*.*
	+ *Tree Maintenance*. With a maturing neighborhood comes more mature trees and more downed trees from storms and heavy winds. The current budget allocation no longer appears sufficient to keep the trail and other common areas up to standard.
	+ *Trail Aggregate*. Resident request to build into the budget an annual amount for aggregate repair of troublesome spots
	+ *Social Committee*. Request from social committee to increase the currently modest amount to something more common for a neighborhood of our size (2X+ amount).
* Anticipated 2023 Dues Increase*.* The board will be diving in to understand any expense increases noted above as details become available, collaborating with Cedar on quotes to evaluate alternative options, and reviewing opportunities to tighten budget line items. Considering the expected inflation as well as appropriate resident suggestions we anticipate the maximum allowable increase will be required. The next HOA board meeting in Q4-2022 will cover the 2023 budget and the intended dues increase.

**COMMUNITY YARD SALE (10/15/2022)**

* A survey was conducted to gauge overall resident desire for yard sales within the neighborhood. Overwhelming majority of responses were supportive of designating a particular day each year for a community-wide yard sale. Yard sales would not be allowed on any other day.
* The board has set the 2022 day as October 22nd from 7am to 12pm.
* The board will oversee signage and marketing within the local community (no individual / handmade signs will be permitted). If you are interested in helping reach out to Kayla Rose.
* There will be a $10 participating fee to support the signage and marketing efforts. The fee will be due by September 15th and cash/check should be dropped off at 152 Riverstone (please include your address in memo) or pay via paypal friends and family to thekaylarose@gmail.com

**SEPTIC INSPECTIONS**

* Depending upon the type of septic designation, some inspections are required annually and some semi-annually (2x per year). Semi-annual inspections were completed Mar/April 2022; reports were received by Cedar 8/15/2022. Semi-annual/annual inspections are to be completed in August/September.
* A homeowner inquired during the meeting regarding dues being equal for all residents regardless of whether an annual or semi-annual inspection was required. The board will review and consider the merits and ease with which dues can be modified according to septic type.
* Rollans Soil & Environmental Services has never been very responsive in their report generation and overall communication. Considering challenges in this space and the pending price increase for 2023, the board is working with Cedar to engage and evaluate other potential options.

**WELCOME PACKET & WEBSITE**

* Christine Generale leads the welcome committee formed earlier this year. The first effort has been creation of a new resident welcome packet. This packet will include HOA website and Facebook links, instructions for email distribution signup, options for utilities in the area, etc.
* Christine has also prototyped some refreshed community logos and will be working with the board to bring a contemporary refresh to the website.
* Anyone who would like to assist, or has ideas for, the website/welcome committee efforts please contact the board.

**ARCHITECTURAL REVIEW COMMITTEE PROCESS**

* Since the start of the pandemic, home improvement projects have dramatically increased and combined with staffing challenges, Cedar’s manual snail mail and email method for managing Architectural Review Committee requests has struggled to keep up and remain organized.
* Cedar has implemented a 3rd party online software solution to streamline the process, communication, and documentation but such a system is not without cost. As a result, moving ahead Cedar is requiring $20-30 per request be paid by homeowners for processing online.
* The board socialized the options with many residents and unanimous feedback was to bring the process inside the board for management rather than request residents pay an additional fee.
* New Submission Process. Going forward please email the ARC Request form and supporting documentation directly to the HOA Board of Directors (annistonhoaboard@gmail.com).

**NEW HOMES (end of Copper Pine Lane)**

* The developer is Tree Nail whose owner is a Davidson town resident who is familiar in the area and specializes in small residential development such as the one being pursued.
* The builder intended for the homes is Arthur Rutenberg (<https://www.arhomes.com>)
* NC Laws. As a reminder from prior neighborhood expansions, NC is one of two states in the country with the kind of right-of-way laws that allow for new neighborhood builds without any rights or input for existing communities. The good news is the developer is expressing their desire to build higher end homes that should complement the existing community.
* Part of Anniston or Not? The developer’s initial indications are that they prefer not to be part of Anniston and would be a separate community embedded within our community. After some lengthy discussion, however, they are reconsidering. The reasons provided for their preference are the following:
	1. *Architectural freedom* to build whatever homes are necessary regardless of the economic environment. While the developer intends to build higher end homes, with a potentially looming recession and quickly softening housing market they are concerned HOA restrictions could impose a risk to their business plans.
	2. *HOA Covenants* are another source of concern, with the developer indicating in a few cases they would like more relaxed covenants and community requirements but primarily they would like more strict covenants for the homes they intend to build. It is possible to have a separate set of requirements for a specific section of a community though TBD on what it would take to do this.
* Walking Trail. The developer will put in some sort of standalone walking trail for the new section. There is an opportunity to connect the existing Anniston walking trail to the new section walking trail (~800 ft long) with the addition of a bridge and some significant expansion (~1400 feet long) to our existing trail. The builder is willing to split the cost with the neighborhood with an estimated $50-60K for Anniston which would require a special assessment. More to come on this topic as we gauge desire of the community to pursue.

**NEW HOMES (at end of Riverstone)**

* The same developer is in talks with the land owner for the parcel between Johnson Dairy Road and the end of Riverstone.
* It is unclear at this time whether the landowner pricing along with the potential home sales will yield a viable business case for the developer.
* If this section were to move forward the developer indicated his intention to connect Riverstone to Johnson Dairy Road, which would give an additional entrance/exit for the community.

**PLAYGROUND & COMMON SPACE AREA**

* The board believes the playground today along the walking path is no longer aligned with the neighborhood brand and home values the community expects, and informal discussions with residents and at this open board meeting reinforced that belief.
* The board is working with Cedar to solicit proposals for removal of all/some of the existing playground structure and potential options looking ahead.
* There are multiple options on how best to utilize this space, with discussions around a new larger and enhanced playground, a pavilion for gatherings, a small park and nature area, etc. Different options could have dramatically different price tags; some could likely be done within annual budgets while others would require special assessments.
* If you have an idea for this space, please reach out to the board (annistonhoaboard@gmail.com)
* The only proposal so far ruled out has been the suggestion for a basketball or tennis court be constructed at the current playground location, the board has ruled these options out due to tree overhang and resulting conditions we could anticipate on open courts under those trees.

**MISCELLANEOUS OPEN FORUM ITEMS**

* Trail Cleanup. The board is pursuing bids for an overall trail clean-up / tree removal. There will likely also be an opportunity for engaged community members to help in the trail cleanup efforts this fall to keep costs down and improve our core community amenity.
* HOA Communications. Historically board members have used Facebook for smaller and informal communications to the community, email and website for larger communications. Multiple meeting attendees requested we (a) rework the website to better allow short messages on the landing page and/or (b) use email distribution more regularly.
* Coyotes. Please be aware coyotes are active in our area, and there are confirmed cases of neighborhood cats being taken from backyards. Please use caution and try to keep an eye on your small pets when outdoors.

8:10 adjourned