



Board of Directors Meeting Minutes November 30, 2017

Attendance:

BOD Present: Scott Salvage, Chris Zangara, David Malloy (Arrived at 5:21pm)
BOD Absent: None
Management Present: Kris Milstead

5:05pm: Regular Meeting called to order by Chris Zangara

1. Approval of prior meeting minutes
 - Motion made by: Scott Salvage; Seconded by Chris Zangara; Passed 2-0
2. Financial review
 - Kris Milstead reviewed the monthly financial statements.
 - BOD Discussion of changes to account structure. We will move to 3 accounts to better segregate and clarify funds: 1) Operating Account 2) Septic Operating Account 3) Reserve Fund Account.
3. Old business
 - Septic inspection
 - Scott will widen search for vendor bids and revisit at March 2018 meeting.
 - Architectural Control Committee establishment
 - BOD has decided not to create this committee, as the workload does not justify it. Cedar Management is streamlining the application process, which will ease overall process.
 - Going forward, Scott will serve as the single point of contact for Cedar on ACC applications.
 - Speeding mitigation
 - BOD discussed alternatives to speed bumps. Temporary signs will be purchased at minimal cost (<\$50) and Chris will work with a resident volunteer to pilot these. Chris will contact NC DOT regarding official signage and/or painting the roadway with "SLOW" around the curve above and below the playground.
 - David Malloy arrived during this topic discussion.
4. New business
 - 2018 Budget
 - The BOD reviewed the proposed budget and identified a few minor adjustments that need to be made.
 - The topic of funding a future enhancement was discussed and the consensus was to take 2018 and go through a planning process with broad community involvement to explore a variety of ideas.



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- The BOD approved the budget (to align with the minor adjustments verbally discussed) for 2018.
 - Motion made by: David Malloy; Seconded by Scott Salvage; Passed 3-0
 - Entrance Lights
 - Chris requested assistance via Facebook to put up lights at entrance and received no response. Another request will go out shortly and David will discuss with neighbor.
 - January Meeting Date
 - The BOD needed to move off the routine schedule due to conflicts. The Annual Meeting is now scheduled for January 31, 2018.
 - Real Estate Tax Bills
 - Kris will work with Shea Homes to pay for the bill that they owe. The Parcels were transferred to HOA and the bills follow that, yet they should be paid by Shea. If any pushback is received we will then escalate to our attorney.
 - Update on Walking Horse Trail
 - No major update at this point. David spoke with the HOA attorney and discussed plan heading into mediation and, among other things, she asked for an updated quote for the paving project.
 - Chris has contacted NC DOT to repaint areas of focus as well as a paving company to get an updated quote.
5. Open forum
- Those present raised no topics.

6:07pm: Regular Meeting adjourned