



Board of Directors Meeting Minutes

May 23, 2018

Location: River Run Country Club

BOD Attendance: Chris Zangara, Dan Aron

Management Attendance: Kris Milstead of Cedar Management

Additional Homeowner Attendance Count: 13

6:42 PM Meeting called to order by Chris Zangara

FINANCIAL REVIEW

- Balance sheet shared as of today
- Delinquent accounts now down to two with resolution being pursued for both
- Special reserve account for Walking Horse Trail now at \$170,000 (see later section for WHT update)
- Budget and expenses reviewed
 - On or under budget on every line item YTD. Barring any significant unexpected expenses we expect to complete the year under budget as well.
 - Pine needles are expected per landscaping plans to be put down very soon but the current application remains in very good condition. Pine needle application to be pushed to the fall and savings reallocated to additional landscaping expenses (see later section for Landscaping)

ROAD REPAIRS – Walking Horse Trail & Overlook Ridge

- Costs & Funding
 - Costs for the road repairs has increased due to additional engineering requirements as well as inflationary pressures on road construction materials since the initial quotation.
 - \$170,000 has been provided from the three interested parties: Ken Foster (initial Anniston developer), Niblock Homes (developer and builder), and Shea Homes (builder), with a remaining funding shortfall of approximately \$53,000
 - Concept Homes, the builder for the new homes on Riverstone Drive, has agreed to provide the remaining \$53,000 needed to fully fund the related road repair costs. More on Concept Homes below.
- Process & Timing
 - WHT will be repaired via Full Depth Reclamation (milling down 12" and using the aggregate mixed with cement to create a new road base) and a 1.5" topcoat of asphalt. Overlook Ridge Drive will be patched where needed and finished with a 1.5" topcoat of asphalt.
 - The road work is expected to take 2-2.5 weeks, with 4 days for reclamation, 3 days for curing, 3 days for paving. Overlook Ridge will only need paving repairs, which will be done with WHT paving. Just like many road repairs, one side of the road will be done at a time with flags for directing traffic flow.
 - Road work is expected to begin in late June, though there is some chance it could be pulled in sooner. There will be notice given via email, website, Facebook when final dates are determined. Please let neighbors know if they do not have electronic communication access.
- Recommendations & Miscellaneous Related Items
 - *Mailboxes* – Mailboxes should not be damaged, and if any damage occurs please let the Board know and this will be handled on a one-off basis with the road construction company.
 - *Sprinklers* – Recommending to mark your sprinkler heads and turn off irrigation system during the process in case of damage and unexpected leaks. The crews will do their best to avoid marked sprinkler heads but the priority is road repair. Any damage that may occur would be located in the right-of-way and thus neither the HOA nor the road repair vendors are responsible for any damage. Any desired recovery of repair costs would need to be pursued by the homeowner with your builder who installed sprinkler heads in the right-of-way.
 - *Landscaping* – Recommending that you let any landscapers know of the road repairs and defer timing.

- *Parking* – Cars will be towed if parked on the street during the project. There is no need to park offsite during the process.
- *Dust* – Please be advised the process will generate dust and winds will blow it in unknown directions.

ROAD REPAIRS – Anniston Way

- The state will be putting out for bid this fall for road repairs to Anniston Way

NEW HOMES – Riverstone Drive (Concept Homes)

- The new builder is Concept Homes LLC (developer is Rufus Road LLC) with 20 new homes planned. A couple of initial spec homes are expected, followed by homeowner customized homes. What will they look like?
 - The homes will be brick or stone to grade with possible brick or stone features. The style is expected to be closer to some of the Peachtree homes on Overlook Ridge Drive.
 - Homes will either be crawl space or raised slab (looks like crawl space from the street).
 - Standard 2-car side load garages with some having the 1-car front load like Peachtree. Due to topography and septic locations the builder expects 1-2 homes at the end of the cul-de-sac may only be able to have 2-car front load garages.
 - Minimum sizes and other requirements will be met.
- These homes will officially be annexed by Anniston and a part of our neighborhood. As homes are sold, homeowners will be required by the builder to sign to be part of Anniston.
- At close for the initial sale, the homeowner will provide a one-time capital contribution. Each sale afterwards the new homeowner will provide a \$500 capital contribution (this will not apply to previously existing homes, and will be intended as the standard for new home developments in Anniston).
- Dues will be paid once the home is purchased. We will not be charging the \$100 developer dues as a goodwill gesture considering the voluntary funds being provided by Concept Homes for the road repairs.
- The above capital contributions will not just close our road repair gaps but will also help us to build an HOA reserve as capital contributions are paid as new homes are sold.
- If damage occurs to yards, etc. from construction traffic the HOA is requesting homeowners to work directly with the builder. HOA to publish an appropriate contact.
- As a reminder, orange posts are not allowed unless your home is adjacent to a construction location.

NEW HOMES – New survey stakes on Walking Horse Trail

- Two areas are now marked with survey stakes on Walking Horse Trail indicating “Lot #1” and “Lot #2”
- Ken Foster (original developer of Anniston) owns a strip of land along Walking Horse Trail and has been open in the past regarding the possibility of developing this land and for the homes to be part of Anniston.

NEW HOMES – Additional Discussion, Questions & Answers

- Ken Foster has previously expressed his desire to acquire land adjacent and behind the new staked area. Based on staked locations it appears there may be room being left for a road to access this potential area.
- Shea had planned a similar neighborhood expansion but it fell through due to water source requirements. This could still be an issue for any significant growth intended by future developments.
- There are no clear limits on number of homes allowed in a one-entrance neighborhood.

LANDSCAPING

- Quality deteriorated with our current landscaper has deteriorated over the past months – entrance landscaping has declined and clover presence along the road is indication pre-emergent was not applied as required. Some recent improvements only after tough discussions with the landscaping company.
- The current provider was within 1% of the prior landscaping provider and quality has been similar. Lesson learned that we get what we pay for here.
- An RFP has been issued with several quotes now incoming. All are more than the current provider.

- Roughly 600 bales of pine needles are used across common spaces and ours still look good. By waiting until fall for new pine needle application this savings will cover the extra cost of the new vendor starting August 1st.
- Incremental dues from the increase this year will go towards the landscaping cost increase, along with some other adjustments under review to compensate for these added costs

LITTLE FREE LIBRARY

- The board has approved the proposal from a resident and her granddaughter to build a Little Free Library (www.littlefreelibrary.org) that will be located near the playground.
- The library is requested to be oriented towards children and youth content.

OPEN FORUM

- *Vehicles on trails* – Several golf carts, utility vehicles, and off road motorized bikes have recently been seen on the nature trail. A reminder that these vehicles damage the trail and are not allowed on it.
- *Seasonal Decorations at Neighborhood Entrance* – Board approval granted (and residents volunteered) for seasonal decorations at the entrance to add some seasonal but tasteful flair. BOD will determine budget funding that may be possible. First seasonal decorations planned for 4th of July.
- *Speeding* – Steps to pursue speed bumps are posted on the community website if a resident would like to take up this effort on behalf of the neighborhood, but the board will not be pursuing. Signs with electronic speed monitoring are not recommended by Iredell County law enforcement as they are a frequent target for theft.

Meeting Adjourned 7:39 PM