



HOA Meeting Minutes

June 27th, 2023

Location: Shearer Presbyterian Church

BOD Attendance: Tim Veasman (President), Chris Zangara (Vice-President), Deb Andrychuk (Secretary)

Management Attendance: Danielle Bronstein of Cedar Management

Amount of Homes Represented: 20

6:32: Meeting called to order by Tim Veasman

AGENDA FOR MEETING

- Welcome and Introductions
- Financial Update
- Neighborhood Security Enhancement
- Copper Pine Development Update
- Communication Changes
- Architectural Review Process Change
- Violations and Hearings Update
- Open Forum

INTRODUCTIONS

- A change has occurred the makeup of the BOD.
- Kayla Rose resigned her position due to personal and professional reasons. We thank her for her contributions.
- Based on our covenants, the remaining BOD members can appoint a replacement for the vacated position.
- Tim and Deb met and appointed Chris Zangara to the vacated position. Chris accepted. He will fulfill the remaining balance of Kayla's term (the next 18 months).
- Chris was a natural fit. He brings experience, stability and knowledge back to the BOD.

FINANCIAL UPDATE

- Currently budget is running in line with the 2023 proposed budget.
- We did have extensive repairs that were needed to our well at the entrance. Both the pump and drive needed replacing. The cost of repairs was roughly \$10,000.
- Well is used to water landscaping at the entrance as well as all grassy areas near the entrance.

NEIGHBORHOOD SECURITY ENHANCEMENT

- We have taken some step to increase security around the neighborhood due to the recent criminal activity that has taken place.
- We have entered into an agreement to install Flock Safety license plate reader at the entrance.
- Reader capture license plate numbers, make, model and unique details about cars entering the neighborhood.
- All information is stored as encrypted data.
- Only the BOD will have access to the data.
- The purpose of the readers are to enable the neighborhood to help identify vehicles should criminal activity occur.

- We will not proactively be policing the data. The BOD will only access the data if a resident reaches out and a police report has been filed. This is not big brother watching.
- Once a police report is filed we will work with local authorities to push any applicable data to them.
- These readers already exist in Davidson, Mooresville and other surrounding communities.
- The reader cost \$3100 for the one reader and install of said reader. Ongoing cost of \$2,500 per year.
- We will not be advertising the camera in an effort to limit vandalism.
- Reader to be installed over the next couple of weeks.

Q: What happened with the car break-ins?

A: All perpetrators were caught.

Q: Could we become a gated community?

A: No, due to expense. We have researched the possibility, and it is about \$750K to start up a gated community scenario, because of the guard house, roads, etc.

Q: Will we advertise the Flock Safety camera?

A: No. Not advertising makes better sense so criminals can't dodge the camera.

COPPER PINE UPDATE

- Copper Pine Development is moving forward
- BOD has had continued discussions with the developer about joining our HOA
 - We have been informed they are moving forward as a separate HOA known as Copper Pine HOA.
 - Their dues will be \$1500 annually. Of that, \$500 per lot annually will be made payable to Anniston.
 - This will be in perpetuity and the only person that can stop dues is the developer even if the HOA were to dissolve.
- There are to be 20 homesites. So Anniston, when completed will be receiving \$10,000 annually.
- The first home has sold for \$2.7M. It is roughly 4,000 sq. ft, basement lot with pool.
- Leaves the BOD confident that they will compliment our neighborhood.

COPPER PINE DEVELOPMENT - TRAIL PROJECT

- We have had great conversations with the developer of Copper Pine.
- It's about \$120K to expand the trail. The existing trail is .5 mile, and the enhancement will be about .4 mile.
- We will split the cost of the development 50/50. Our exposure is capped at half the cost.
- The trail will include a bridge and it will run across our common open space and Copper Pine's common space. See the map which is included.
- BOD is exploring different ways to fund the project
 - We can increase dues until the trail is paid for and then reduce.
 - We can increase dues and keep them there to help offset new additional cost of the added maintenance.
 - We could do a special assessment. The special assessment would cost \$340 per home.
- As an HOA, we are not allowed to take a loan. We spoke to the developer and asked him to fund it, and we will pay the money back over the next two years. We would pay a third of the total payment upfront.

COPPER PINE DEVELOPMENT – SEPTIC FIELD

- Iredell Co. has changed the septic field requirements. If you have off-site septic fields, which we do, you need to have an access road.
- The developer is required to install a 6–8-foot gravel road built into the septic fields.
- The municipality doesn't need permission, and we can't stop them from doing this.
- The entrance to the septic fields will be installed at the bend in the road of Walking Horse Trail just before you get to the power lines.
- To avoid cutting down a large tree at the bend, we will be giving permission to the developer to allow grading to happen on HOA common space. The road will remain on Copper Pine Septic Easements, but grading will spill on to our common space.
- This road may also act as a part of the trail project.

Q: Why is the logic behind not joining our HOA?

A: The developer flexibility if they join our HOA.

Q: Could they join Anniston later?

A: Yes, they could. It might take 100% of their residents to agree to join (we don't have access to their covenants, so we are speculating). There is a legal path to make this happen, and Anniston has annexed two other neighborhoods in the past.

Q: Will they use our entrance?

A: Yes, there will be no other way in or out.

Q: Will there be another development off Johnson Dairy Road (opening up the cul-de-sac on Riverstone Drive)?

A: We have heard nothing about this recently, but if progressed, only two homes would be built on the land due to the soil. In building the road, the cost would eat up all the developer's margin from the homes. Hence, the developer has decided not to pursue that project.

NEIGHBORHOOD COMMUNICATION CHANGES

- We have tried to create transparency and open conversation with our homeowners, but we need to dial back the amount of dialogue with the board members via email, so the BOD can focus on projects that are more meaningful for the neighborhood.
- All communications should be directed to Cedar Management going forward.
- We will use Vine to get questions answered. We already pay Cedar for the administrative tasks, and we haven't used the service.
- Going forward please reach out to Cedar Management via your HOA Vine account at app.mycmg.com.
- While we suggest HOA Vine as it houses all information related to your HOA Membership, you can also email your communication to Support@MyCMG.com or via the Owner Support Website at www.cedarmanagementgroup.com/support/.
- The HOA email address will be used for dialogue with Cedar, our Vendors and communications elevated to us by Cedar.
- Our Cedar Management liaison manages 11 neighborhoods. Only 2 currently communicate with their residents as we do.
- This change in process will make the process more efficient for residents. It will cut down and response time and remove any delays if the BOD is traveling for work etc.

- Cedar Management records all communications, and we get a weekly report.
- The Board will only post outgoing messages on the Facebook page.
- We will not respond to any question directed to us on the page.
- We also do not use Facebook Messenger so please do not send messages there.
 - We won't have comments turned on for our posts to keep the back-and-forth down. If you have an escalation, you can provide it to Cedar.

ARC PROCESS CHANGE

- Cedar enacted this change across all neighborhoods in late 2021.
- We chose at the time not to use this portal and keep it in house.
- This created a lot of back and forth for the BOD with residents drug the process out.
- Additionally the Anniston HOA general fund was paying for Cedar to process these requests and notify residents of approval. That is not fair and equitable to residents who do not submit ARC requests.
- Going forward all ARC requests will be handled through the Vine.
- All the same documentation will be needed, it will simply be submitted in the VINE. It will not allow it to be submitted unless all required info is met.
 - This cuts down on the back of forth with residents for the BOD to gather the info. It takes that burden off the BOD.
- Once all forms are complete, The BOD will get an alert, and we will go in and review your request.
- There will be a \$20 fee when submitting.
- Once approved, the request triggers the approval letter.
- Once again, you will have to submit via the Vine only. No snail mail, phone calls, emails, etc.

Q: What about residents who are not computer literate?

A: We have tutorial videos we can send out.

Q: What goes to ARC?

A: Anything that is structural like roofing, paint color, or an additional structure. If a landscaping project will impact about a third of your yard, you need to go to ARC before starting the work.

Q: How many requests are we getting?

A: It's cyclical, but we can get 2-4 per week. It changes every week.

VIOLATION AND HEARINGS UPDATE

- This is an area that the BOD has lacked a great process to ensure we are holding all residents to the standards set forth in our covenants that we have all agreed to and signed.
- We haven't held any violation hearings in over 2 years because the process has been broken.
- We are going to have a complete violations reset for the entire neighborhood.
- Any resident with an open violation will have that wiped from their account.
- We as a BOD are going to put a focused effort on this area. We are also going to hold Cedar Management to a much higher standard as they do our monthly inspections.
- The BOD will be riding with Cedar during their next inspection in order to help them understand our expectations of what a violation is and isn't and to also create consistency in what they are capturing.
- Note, you might get a violation letter for something you have done for 10 years, and that doesn't mean it won't be considered a violation.

- Here is how the process will work going forward
 - All violations have been cleared from accounts
 - Cedar will conduct their July inspection and assemble the list of violations
 - Violations letters will be sent with zero input from the BOD. Residents have 30 days to correct the violation.
 - In August if not cured, Cedar will capture again and escalate to BOD as an FYI. Second notification goes out with 30 days to remedy.
 - In September if not cured, Cedar will capture for the final time and a notice to appear for a hearing will be sent. That hearing will occur at a minimum 10 days from post mark date.
 - Resident will attend a virtual hearing and review the violation.
 - BOD will review and notify of its decision.
 - BOD can levy up to \$100 per day after hearing until remedied. It can also bring a lien against your home.
 - This process starts over with every new violation.
- We will have also set a date on our calendar that hearings will be held the 4th Monday of every month in order to also keep the BOD accountable for the process.
- The bottom line is that we are trying to make the rules as black and white as possible so there are no discrepancies, and so we don't have violations stacked up.

SOCIAL COMMITTEE

- Social Committee has done a great job of planning events
- Dahlia Crater is asking for additional volunteers to take the lead or step up in the planning process.
- They have great support on the execution side.
- If anyone is interested in helping this team, please reach out to Dahlia or the BOD.

OPEN FORUM

Q: What happened with the playground and special projects?

A: The steering committee recommended we get a community-wide plan to bring consistency to the landscaping in the neighborhood and to add more landscaping where needed.

Q: What about the recent activity involving dirt bikes and golf carts?

A: Our roads are public. Only thing that can be done is for a resident to call the police. The BOD is not here nor can we enforce the law. We are here to enforce the covenants of our neighborhood.

Q: Any feedback on the garage sale?

A: It was a one-time event, and we will likely not do it again.

Meeting adjourned at 7:43 pm