



Annual Meeting Minutes

January 31, 2019

Location: Shearer Presbyterian Church

BOD Attendance: Chris Zangara, Scott Salvage by phone

Management Attendance: Kris Milstead of Cedar Management Group

Additional Homeowner attendance:

Meeting called to order by Chris Zangara 6:40pm

2019 Projects and Plans- Chris led discussion

Landscaping

- 2019 plans are for irrigation system and front entrance
 - Automatic back wash will be installed to keep the silt cleaned out of the irrigation well.
 - Terra Green will be expanding the flower bed and bulbs have been planted to give color for the spring.

General Maintenance

- Owner asked what the signs were at the entrance. At this time the board does not have information on the covered signage and will research this with NCDOT.
- Anniston Way will be redone. White markings have been marked from NCDOT. Chris does not have information of when this will be done. Anniston Way is in bad shape. However, NCDOT has this on a schedule for repaving.
- Hopefully towards the end of the year there will be money from capital contributions from closings on Riverstone. Initial 2500 will put us in a better financial position. Dues increases have help us financially to do some of the needed repairs and upgrades. New mulch will be added the play ground. Insurance requirements for mulch is 12 inches to be in compliance.
- Owner asked if the right side of Walking Horse will be included in enhancements. He is also concerned about the clean up under the power lines. This has been noted to investigate.

New Homes Being Built

- Contributions will only be for the new phases. New homes on Riverstone and new phase coming is part of the agreement of them being annexed into Anniston. Cedar will disclose those fees to the closing attorney.
- A sign for the development will go up. Board is currently reviewing the signage. Riverstone developer is responsible for the roads until adopted by NCDOT. A sign will go up in the coming weeks: one at entrance, second by playground, third on Burnell.
- Owner asked if bonds were required to cover damage to roads during construction on Riverstone Drive. There is no bond required. The HOA does not have any legal recourse since the roads are public.

- Owner raised concern that the new developments will damage roads. As a community we cannot hold them accountable unless you see that damage occur. Chris expressed he has seen owners parking on common areas and doing damage to those areas. Orange poles and other items cannot be put in the road right of way. The HOA cannot do anything about the construction.
- Chris stated to owners that NCDOT does not allow rock in the road right of way. If someone were to hit the barriers placed by an owner, they will be responsible for that damage. They HOA will not approve.
- Road right of way is 25 feet from the center of the road in each direction. This would include irrigation or anything an owner installs in the right of way. Owner stated roads are narrow and it is difficult to make turn off of Burnell.
- Owner stated the school bus goes off the road. Chris asked to take a photo when this occurs.
- Owner asked what can be done to protect their lawn from active construction. Chris stated that owners can put up orange poles if adjacent to the construction area. Scott Harrison said he felt the best way is to engage in a conversation with the contractor.
- Owner asked what are the hours that they can do construction. Chris stated he believed it was 7am to 11pm.

Mount Mounre Fire Department – Matt Harrington spoke on behalf of the department

- They are staffed 24/7 with paid fire fighters. There will always be one ENT trained driver on the truck. $\frac{3}{4}$ are certified career fireman volunteer. Staffing plays into insurance rating. Previously Anniston was rated 7 to 9. Currently insurance is 4-9. Anniston entire neighborhood is a 4 for the insurance rating and a \$100 reduction.
- 30 years ago the Mt. Mounre tax goes directly to Mt Mounre. For 6 cents from the taxes they can operate on a lower budget. They try to go on every medical call as much as they can. They are also trained to do heavy rescue work to add a level of handling more difficult situation. They will dispatch all the trucks to be sure that the event in case of fire they can carry enough water to put out a fire.
- For paramedics average response time 12 to 15 minutes. Fire department averages 6 minutes from Mt. Mounre. Districts now cross to assist owners. Owner asked how they coordinate the dispatching to a home. They dispatch according to how the map is plotted for different areas. Depending on the call other areas will be called in to cover a structure fire. They now have a program electronically to pick trucks by GPS and what district would be in the area. For a fire alarm the local district is dispatched for insurance reasons.
- Anniston water source did not happen during development. Average home in Anniston averages 6000 sq ft. It takes a tremendous amount of water. There are tanks located near Anniston to refill tanker shuttles to put out a fire. Neighborhood could look into putting in tanks. You need 1000 gallons a minute to put out a fire. Original developer decided not to spend the money on a water tank for the neighborhood. Mark will have the Chief reach out to Chris Zangara with information on tanks.
- Owner asked if the fire department is allowed to use water from a pool. They need to be within 30 feet of the pool. Owner asked if the fire department needed that owners permission.
- Fire engines average \$650 thousand dollars.
- Owner asked what other steps can be taken at home to help extinguish a fire if it started. Best thing to do if a fire start to close the all doors to prevent a draft. This will make a huge difference in case of a fire.

- Owner asked if the solicitation mailing donations go directly to Mt Mourne. Mark responded that yes all funds go to them. A very small percent comes from donations.
- Budget is \$800,000 a year. White trucks are used as a study showed they were more visible.

Final Walking Horse Trail Update - Chris lead discussion.

- Walking Horse is officially turned over to NCDOT this also includes Overlook. The only road that is not turned over is Riverstone Drive at this time.
- The new phase with Ken Foster has not been platted. They are clearing land at this time. Owner asked if they ground mulch could be donated to owner. Chris will ask for new street signs.
- Chris thanked Beth and all the residence for all their help on the Walking Horse Trail issue.
- Owner with concerns said the Sheriff did stop someone and give out a ticket. Kris has already requested speed limit sign on Walking Horse and Burnell with NCDOT. Chris said he will send out email blast to community regarding speeding.
- Owner said the dirt bikes need to get off the road. Some kid will be killed. Kids are not wearing helmet. Chris told owner to call Sheriff regarding this matter.
- Chris noticed that on Shearer road there is an area that looks like track has been put in. Chris instructed if you see someone on common area damaging the area they will be held accountable. There is nothing that the HOA can do for speeding on the roads.

Nomination and Elections - Chris led election

- Scott Salvages term expired. Tim Veasman has put in his nomination. Chris asked Tim to introduce himself. Tim is on Overlook. He sat on the board at his other neighborhood. He wants to bring his knowledge to the neighborhood. No floor nominations were done. Majority of owners voted Tim on the board. Board positions will be decided at the next meeting.

Open Discussion

- Chris asked if anyone else had any other concerns or items of discussion. Owner asked what is the policy on renters. No regulation for renter. Owner only has to let the board know who is renting and that they have reviewed documents. Lease has to be 6 months.
- Another owner asked about the budget and is there a plan to accumulate reserves to prevent a shortfall. Budget is to plan to put reserves and not drain what we have. Capital Contributions will be used if needed. Time and no unexpected issues Chris feels spending wisely reserves funds can be increased. Chris does not see dues increase in the near future. Septic inspections for Riverstone will be a pass through.
- Owner asked if Board is happy with Cedar. They did an internal audit and bid out contract found that they cost to change would not be cost effective. They said they were very happy with working with Kris and things get done.
- Owner asked if at bottom of Riverstone would be common area. This will not be common area. Johnson Dairy will not connect and that area will not be part of Anniston. Part of the reason why they did not develop that area was due to cost.
- Owner asked why we are in the small room. They large meeting room was being used for blue grass concert.
- Scott asked if Timberside Drive land could be sold. Chris responded that this area could. Chris stated he would be open to annexing in any new areas if that occurs. The new phase that will be annex will have 17 homes and is a cul de sac. Lot at end of Anniston is listed and on MLS.

Adjourn 7:56pm