



Board of Directors Meeting Minutes

December 6, 2018

Location: Shearer Presbyterian Church

BOD Attendance: Chris Zangara, Scott Salvage, Dan Aron

Management Attendance: Kris Milstead of Cedar Management

Additional Homeowner Attendance Count: 14

6:31 PM. Meeting called to order by Chris Zangara.

2019 BUDGET DISCUSSION

- Per discussion last meeting, the board made a small change to the budgeting process to ensure more timely communication and discussion each year around the coming year's budget. The timing of the budget discussion had been occurring such that ratification did not happen until after the next fiscal year had already begun. The timing was moved forward to be able to present, discuss, and ratify the budget prior to the next fiscal year.
- As indicated during the last meeting there is a need for a dues increase. Our reserve funds are so low that we cannot fund multiple needed items: tree removal, trail repairs and rework, irrigation well upgrade, aesthetic enhancements to entrance and other common area upgrades. Dues will be raised by 10% for 2019 and we do not anticipate the need for dues to increase further in 2020 or for the foreseeable periods beyond.
- The budget was ratified during the meeting with the following major areas of discussion:

Landscaping

- General landscaping cost for 13+ acres of common area was the largest source of increase. The landscaper from 2017 season demanded a price increase to meet standards. When performance did not improve an alternate provider was secured, at rates equivalent to the raised price, though performance was also lacking. Landscaping was bid across multiple vendors with increased focus around references, reputation, and detailed plans. All bids came in at higher pricing levels now reflected within the budget. While work with the new vendor has only been in recent times, performance so far has been great.
- Landscaping is planned at the neighborhood entrance, cleaning up the layout and better balancing, adding a significant number of bulbs for early blooms, and additional overall enhancements.
- Landscaping additions are planned for Walking Horse Trail, similar to what is in place on Anniston Way. The first location will be on the right of walking horse trail prior to the power lines.
- Proactive tree removals are needed in multiple areas, though we have begun working with a new vendor to improve cost effectiveness in this area.
- Over time as reserves are built and capital contributions come in from the new sections of the neighborhood, additional landscaping additions as well as larger cost items such as tree additions and extra enhancements to existing areas can be pursued.

Maintenance

- Playground mulch needs to be added to ensure safety as well as meet legally required levels
- Trail repair and addition of aggregate is needed in multiple locations
- Irrigation well requires maintenance

Septic

- Septic inspections are required as part of the neighborhood bylaws and this is a good thing. With many homes downhill of another homeowner's septic field, it is in the best interest of everyone to ensure septic inspections are occurring on a regular basis.
- There is clear evidence the septic inspections add value – a number of homeowner's have had septic issues identified during inspection over the years and larger costs and/or other complications avoided.

Legal

- We are protecting for legal expenses within the budget. While we do not have any specific legal issues currently needing to be addressed, with multiple new builders and roads coming we want to ensure we are not again surprised by unexpected legal fees without sufficient budget or reserve.

Reserve Funding

- Reserve funding will be increased for unforeseen and/or larger, variable timing expenses that can arise, and to build funds from which more major neighborhood enhancements could be made in the future (additional common area landscaping, additional trails, potential for a pavilion, etc).
- Even though we have expected capital contributions from the new Riverstone section, we cannot know when these new homes will close, future state of the housing market and economy, etc. Should we have a significant capital inrush through new home developments and reserves surge beyond expectations, budget needs can be revisited accordingly in the future.

VENUE CHANGE

- This board meeting was the first at the Shearer Presbyterian Church. The venue was changed for three reasons: River Run clubhouse availability, proximity to the neighborhood, and the cost is roughly half of River Run.
- Favorable feedback from attendees regarding this venue change. Future meetings will continue at the church.

ROAD REPAIRS – Walking Horse Trail & Overlook Ridge

- The work has been completed with no NC DOT concerns expressed nor any anticipated. We are just awaiting the process for the state to accept the road.

NEW HOMES – General Discussion

- While we are not aware of any further development plans beyond the two noted below, this could change if surrounding farmland property is sold and developed.
- There are not clear, firm limits that have been communicated by the county regarding the number of homes allowed with a single neighborhood entrance, nor the amount of homes that could be added prior to a water reservoir being required for use by the fire department, though each of these items have been discussion points with prior development planning with Shea.
- The board has not pursued or allowed the additional development sections. There are strong rights within NC for property developers – if someone owns land adjacent to existing public access roads they have rights to build a road to connect their land (and whatever is on it) with the existing roads. We unfortunately do not have any control or decision rights as a neighborhood regarding this.
- What we do have control over is whether or not these new developments are annexed and become part of the Anniston neighborhood, something that we believe builders will continue to want. With annexation comes the ability to ensure complementary aesthetics of the new homes, enforce community and HOA rules, as well as an additional source of capital contributions. We will continue to engage developers early in the process regarding annexation wherever possible and appropriate in order to uphold overall community standards.

NEW HOMES – Riverstone Drive (Concept Homes)

- This new section has now been officially annexed and is now part of Anniston. There are 17 homes planned for this section. Aesthetics will align with community materials and colors, probably best described as similar to some of the Peachtree homes.
- Construction is beginning with price points listed in the \$500's. The builder anticipates homes initially to be in the \$500-600K range with prices changing as market conditions allow.
- A Memorandum of Understanding (MOU) has been signed explicitly outlining the builder's responsibility for any road damage that could occur from construction traffic prior to the state accepting the roads.

NEW HOMES – Broad Birch Drive and Copper Pine Lane (Peachtree & Custom builders)

- Development and preliminary maps reviewed at the prior board meeting.
- Annexation and the same capital contribution plans have been discussed and the parties are agreeable, though until the lots are recorded and we go through the annexation process nothing is final.
- A new common area will be added with a large boulder. Unclear how usable at this time.
- 17 homes, aesthetically hybrid of Overlook and Riverstone. All sides brick for the homes on WHT to ensure consistent look along that road.
- There will be a sign added to the neighborhood. Two more signs allowed, one on the playground and one at WHT to direct traffic. Board must approve the signs and they must be maintained or we can remove them.
- There will be a Peachtree model home with an onsite real estate agent anticipated.
- Anticipating Peachtree pricing to be slightly higher than the Riverstone homes.
- As soon as lots are recorded we anticipate going through the annexation process, though until this occurs they could always back out

LANDSCAPING

- Pine needles were recently put down.
- Near term landscaping activities will include well repairs and the addition of significant bulbs for spring blooms
- A large thank you to Tim Veasman and family for decorating the front entrance
- A request was made to look into cleaning the concrete and other construction debris, along with the surrounding weeds, under the power lines on Walking Horse Trail. The board has this on the list of needs but not towards the top of the priorities. The board will investigate the willingness of Duke Power to support this activity as it could be perceived as helping power line access.

OPEN FORUM

- *Speeding on Walking Horse Trail* – Specific call-out regarding speeding under the power line section of the road, including by the postal service and package delivery services. Prior to the potholes being fixed the road conditions kept speeding from occurring. While we do not want to return of potholes, there was some discussion around what can be done.
 - Police – One resident volunteered for the sheriff's office to use his driveway to observe speeders and enforce the speed limits
 - Speed Bumps – This has been covered in several prior meetings and was summarized again during the meeting. If a homeowner would like to champion pursuit of speed bumps please contact the board.
 - Speed Limit Signs – The board will pursue with the state regarding getting a speed limit sign added and process/feasibility of adding signs ourselves.
 - Facebook Shaming – The board cannot promote, though this has been done by some already.
- *Neighborhood Directory* – Interest has been expressed by Beth Jewell and another resident to develop and publish a refreshed neighborhood directory. Beth will check into costs. The plan will be to start with the old directory, then solicit additions or modifications online and by canvassing the neighborhood.
- *Street Lights* – We are not aware of any public or private group proactively monitoring street lights. If you have a street light outage there are several ways you can report this:
 - On EnergyUnited.com use the “report an outage” section at top of their website
 - Report the outage to the Board
 - Report the outage to Cedar ManagementYou can request a light shield if the street light is located outside your home and considered to be too bright, but the board is not aware of the process or whether Energy United or then homeowner funds it
- *Jan 31st is next meeting.* Same time and place.

7:23 PM. Meeting Adjourned.