



## Board of Directors Meeting Minutes

May 13, 2019

*Location:* River Run Country Club

*BOD Attendance:* Chris Zangara, Dan Aron, Tim Veasman (absent)

*Management Attendance:* Kris Milstead of Cedar Management

*Additional Homeowner Attendance Count:* 8

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6:32 PM: Meeting called to order by Chris Zangara

### FINANCIAL REVIEW

Balance Sheet, Revenue & Expenses reviewed with the following notable items of discussion:

- *Past Dues.* Since the date of the balance shown, ~5 people have paid that were past due but the amount still remains higher than the typical levels. Late fees are \$20 per month and notices are sent 15 days after being past due using the US Postal Service (must be used from a legal and recovery perspective). Debt must be past due by at least 90 days for an attorney to accept a case. Some concern regarding the US Postal Service quality recently and whether or not homeowners actually received the bills and/or notice of late payment. ACTION: BOD to put an alert on Facebook and Anniston website regarding the ongoing mail concerns and reminding homeowners if they have not seen a HOA bill in a while, or suspect it may have been missed, to contact Cedar. The next HOA bill is coming in June.
- *Expenses.* Under budget on landscaping, slightly over in other areas but overall in line YTD.

### NEW HOMES – Riverstone Drive (Concept Homes)

- Two homes are sold or under contract, slower than Concept had originally thought would be the case but still moving along.
- Mailboxes are different than the rest of Anniston. Chris from BOD will be following up. The board will also look to tighten up and clarify mailbox related requirements within the architectural requirements.

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

- New road going in is being built with curbs
- A resident brought forward the concern that the developer is currently taking out trees. As it costs money to clear the trees, we do not expect them to clear the land but to do just what is necessary for the roads and to allow for appropriate construction of the homes on each lot.
- Reiterating some of the ground covered in prior meetings:
  - 17 more homes planned, 4 on Walking Horse Trail and the rest down Copper Pine Lane.
  - The majority will be Peachtree Homes (same builder as most on Overlook) and the others most likely custom builders as they are individually sold by Ken Foster.
  - Annexed in following same process and capital contributions as Riverstone Dr.
  - Walking Horse Trail homes are planned to be 4-sides brick to match the existing street scape but the remainder of the homes may or may not be 4 sides brick.
  - The first cul-de-sac is a temporary and could be extended if someone buys, develops, builds beyond it just like several other temp cul-de-sac's around the neighborhood.

## **PARKING ON COMMON AREAS**

- There is no parking on the common area. Not overnight, temporarily, or for any other reason.
- Issue has become more of a normal thing than an anomaly, especially on Anniston Way, with several residents lodging complaints. The board agreed and has taken steps to address.
- Violations by a given homeowner will result in actions taken escalating from a letter, to a board hearing, to fines and/or towing.
- The primary place for parking vehicles needs to be in one's garage and failing that in the driveway. In the event overflow parking is required, homeowners can temporarily park on the road with some common sense caveats:
  - Do not create a safety issue by parking in a location that causes poor driver visibility.
  - Do not block a neighbor's driveway or park where entry/exit to that driveway is difficult.
  - If parking on the road close to your home creates one or more of the above issues, do park further away from your home even if inconvenient for you and/or visitors.

## **ROAD PAVING & REPAIRS**

- *Anniston Way*. The road is now 16 years old now and in need of repairs. The bid was put out, signs (covered) are up on the road for impending work, but no word on exact timing. The board will reach out to the DOT again, and homeowners are encouraged to report potholes or any other road related issues developing on NCDOT.gov.
- *Timberside and other roads*. Not on the list at this time with the DOT, as is the case with all other roads in Anniston as well, but residents are encouraged to submit NCDOT.org reports with needed repairs.

## **MISCELLANEOUS OPEN FORUM ITEMS**

- *Tree in Septic Area*. At the top of Anniston and Timberside there is a septic field supporting two homes. A tree fell on the septic area. Another homeowner has already raised the issue and the HOA is in the process of addressing.
- *Status of Lot on Logan Crossing*. This is not a Board issue and one we will not be involved in addressing, but info as relayed to the board regarding the status. From the time when the original septic and anticipated well locations were completed for each lot, the requirements have now changed. The lot now apparently does not allow for the home, septic, and well to be located without interfering with the neighbor's well, requiring relocation of wells if that is even possible. The owner needs to continue to maintain and be responsible for the property, though one could imagine there will be a dispute over next steps and why will remain the owner if a home cannot be satisfactorily built.
- *Status of Lot on top of Anniston Way cul-de-sac*. Many cars and potential buyers have expressed interest, but the lot owner/builder is apparently looking for a buyer desiring a large and likely \$800K+ home on the site and is willing to sit on it until they find the client they are seeking.
- *Construction violating allowed lot setbacks*. The board will deny these architectural review committee requests submitted by homeowners without a formal discussion around the issue in combination with at a minimum (1) a written approval or waiver from the county, (2) a written approval by any and all impacted neighbors, and (3) homeowner written acknowledgement that future buyers and/or neighbors could still require the homeowner to move or demolish the constructed in violation of the lot setback requirements.

7:14 adjourned