

This month's minutes also include the minutes of a special work session that was held on the evening of July 7, 2023. The special meeting minutes appear at the end of the regular monthly minutes.

***NOTE* These minutes are posted, but not approved, by the Board of Directors. Approval will be voted on at the next regular board meeting. Until then they are to be considered pending.**

Three Colonies Homeowners Association Board of Directors Meeting

July 25, 2023

Board Members Present:

Jack Smith, Nancy Melton, Ruth Hair, Richard Hup, Cindy McCormic, Walt Mingle and Karen Stein.

Izzy Van was not in attendance this evening. Ms. Van provided a proxy to Ms. Hair to allow Ms. Hair to vote on her behalf tonight.

Treasurer: Mitzi Hennessy

Secretary: Pete Horne

Call to Order / Welcome:

Mr. Smith called the meeting to order at 6:30 PM. Mr. Smith welcomed all community members to the meeting. Mr. Smith explained the process for community input at our meetings. (No more than fifteen minutes will be allowed at the beginning and ending of the meeting for community input - three minutes per resident.) To respect the time allotted for resident input, individual board members will not address concerns during the community input portion of the meeting; however, questions will be addressed during the board member update or following the meeting, whichever is most appropriate. The board hopes this process will allow for more communication between this board and residents.

Mr. Smith opened the floor to any community member(s) requesting to speak.

Community member(s) shared the following concern(s):

Resident indicated our bylaws state a quorum of only 10% percent of residents can call for a vote on any item. This resident passed out a letter to some of the residents in attendance. This resident also provided the secretary with a petition including 42 resident signatures providing their proxy vote to this resident requesting reinstatement to the Three Colonies Board of Directors. This resident then announced that he was reinstated immediately.

Mr. Smith suspended the community input at this time to share a response to this resident's statement. Mr. Smith is scheduled to meet with our attorney, Mr. Lonnie Player. Mr. Smith will receive legal responses to this and other concerns brought forth in recent months. Mr. Mingle added for clarification, all residents must be informed prior to any community vote can be taken. Additionally, Ms. McCormic stated that all names and addresses on a petition must have verification to be valid.

Mr. Smith resumed the resident comment period:

Resident stated the nice condition of the pool and pool area. This resident also requested more than 3 minutes to speak.

Resident expressed her opinion that we need to hire a new attorney.

Resident shared concern over the Three Colonies website and the need for updating. Resident also shared that a recent 'date' change was not appropriate.

Resident asked about pine straw for Colony I.

Resident stated that concern brought forth again last month, over the lack of stop signs, was not reflected in the minutes.

Cay Court resident shared concern over sand washing into her yard. Resident requested sod to be placed in the circle from which the sand is washing.

Resident stated that lawyers will take advantage of us and take our money. Resident expressed the opinion that lawyers are concerned about making money.

Resident stated she is sick and tired of the bickering between the board and residents and would like for the bickering to stop.

Following the input from residents, Mr. Smith opened the business portion of the meeting.

Ms. McCormic made a motion to approve the June minutes. The motion was seconded by Ms. Melton and approved unanimously by the board.

Treasurer's Report:

Ms. Hennessey presented the Treasurer's Report. Ms. McCormic made a motion to accept the treasurer's report. Ms. Stein seconded the motion. The motion passed and was approved unanimously by the board.

Security:

Ms. McCormic updated all on the work pending at the guard house as well as the Calls for Service.

The approximate estimate for the 12 new stop signs and installation is \$1,500.00. Ms. Melton made a motion to approve the purchase and installation of 12 stop signs, not to exceed \$1,500.00. Mr. Mingle seconded the motion. The motion passed by the following vote: In favor – Hup, McCormic, Melton, Mingle, Smith and Stein. Against – Hair and Van.

Additionally, Ms. McCormic has observed a black Nissan speeding in the neighborhood. She cautioned everyone to watch for the vehicle. It appears to be a visitor on Fen Court.

Covenants – Colony I:

Ms. Hair, on behalf of Ms. Van, stated she has a couple of Architectural requests.

Reminder: All work planned for the exterior of your home should be submitted to the Architectural Committee prior to any work commencing. This includes any landscape changes in Colony I.

Covenants – Colonies II & III:

Ms. Stein has reached out to several residents regarding violations. She thanked all that have responded – your efforts do not go unnoticed.

Ms. Stein has updated letterhead for all to use.

Grounds / Corral:

Mr. Hup, Herman and Megan Hawk have donated much pine straw; however, Mr. Hup needs to have his budget increased by \$2,000.00 for additional straw.

Mr. Hup shared that we have several Bradford Pear trees dying and we have 14 additional trees needing removal.

In response to the issue of sand washing into yards on Cay Court: Mr. Hup stated that large trucks run over the non-paved areas in the courts. Until we lessen the grassed areas in the courts, allowing the trucks additional area to travel, the problem will continue. If we add additional sod the trucks will tear up our efforts. Mr. Smith will follow up on this issue.

Ms. McCormic made a motion to increase the Grounds budget by \$2,000.00. Ms. Melton seconded the motion and the board approved unanimously.

Ms. McCormic offered to donate small plants from Bell's Seed Store to use for landscaping around the new Three Colonies sign.

Maintenance:

Mr. Hup shared that he is down to 6 open work orders. He has addressed the roof repair on Dow Court that was inappropriately repaired previously.

Currently, Mr. Hup has found 10 buildings needing steps repaired.

Mr. Hup has contacted three companies to address Colony I gutter issues. Because the gutters were not properly cleaned in March, we now have a larger, more costly issues. Gutters on Dow Court are pulling away from the building. The gutters need to be addressed as soon as possible to lessen additional damage. The cost of gutter guards is approximately \$65,400.00. The best option now is to properly clean the gutters. Mr. Hup shared the information from the companies he contacted. The best option was Gales Cleaning Service. They will provide the first cleaning for \$3675.00. This cleaning will clear the issues left behind from the previous cleaning. After the initial cleaning, Gales Cleaning Service will thoroughly clean the gutters for \$2,730.00 quarterly. Mr. Hup made a motion to accept the bid from Gales Cleaning Service. Ms. McCormic seconded the motion and the board unanimously approved.

Special Projects/Playground/Tennis Courts/Newsletter:

Ms. McCormic had no items for action this evening.

Clubhouse:

Ms. Hair has three upcoming clubhouse rentals – July 29th, August 5th and September 10th.

Ms. Hair would like to get rid of the unused chairs upstairs in the clubhouse. She will explore the possibility of donating the chairs.

Ms. Hair hopes to get the clubhouse repair estimates very soon. She will also look into estimates for flooring replacement.

Pool:

Ms. Melton stated we continued to have the same issues with individuals being dishonest with residency and number of guests. We are having issues with residents exceeding the allowable number of guests and lying about their residency. This disregard for the rules creates an unsafe and unenjoyable environment for legitimate users. Please follow the guidelines and help us keep the pool enjoyable for all.

*Reminder... Resident children under 16 years of age are not permitted to have guests unless accompanied by the resident adult 18 years of age or older. Resident children ages 12 – 15 **must** have a waiver, signed by their parent, to be allowed to use the pool without a parent. The signed statement of liability must be on file with the pool board member (Nancy Melton) and the child must be able to swim. No lifeguards are on duty at the pool. No glass is allowed in the pool or pool area.*

Website:

Mr. Mingle has no update to present this evening. He stated that he overlooked the date change on the website (mentioned by resident speaker). He will continue to review/update the website as appropriate.

Additional Information:

Mr. Smith provided an update on the Gem Court property (currently trying to locate the owner).

The Rules and Regulations have been distributed for board review.

Mr. Smith is in the process of determining next steps for the gate working group.

Mr. Hup made a motion to adjourn tonight's meeting. Ms. Melton seconded the motion. The board unanimously voted to adjourn at 7:30 PM.

At the conclusion of the meeting, homeowners in attendance were encouraged to share any additional concerns with the full board or individual board members.

Minutes taken by Pete Horne

Special Meeting of July 24, 2023 follows on next page

Three Colonies Homeowners Association Board of Directors Work Session Meeting

July 24, 2023

Board Members Present: Jack Smith, Nancy Melton, Richard Hup, Cindy McCormic, Walt Mingle, and Karen Stein. Ruth Hair and Izzy Van were not in attendance this evening.

Secretary: Pete Horne

Call to Order:

Mr. Smith called the work session to order at 6:30 PM.

Discussion began with Mr. Smith acknowledging a request from a resident to appear before the board. The board discussed the appropriate time for the appearance and determined the resident could be allowed the appearance at the beginning of the board meeting. According to our bylaws, the resident could be allowed 3 – 5 minutes to share their concern.

Board members confirmed none have received correspondence from the resident requesting permission to allow the curtain to remain hanging on her front porch.

The board had discussion about the duties and responsibilities of each board member. Board members were asked to review the document distributed and Ms. McCormic will send another copy to each board member.

We have two open seats on the board. Although no resident signed the document provided at the June board meeting to express their interest in serving, some board members have heard from residents about the possibility of serving. The open positions are Maintenance and Special Projects/Playgrounds/Tennis Courts/Newsletter.

Ms. Stein read information from our rules/bylaws regarding 'special meeting' notice(s).

Some board members shared they have heard 'rumors' regarding the work of this board. Although no member present specified the origin of the rumors, the members asked all to be certain we respond appropriately to these rumors. Please correct misunderstandings any resident may have by sharing truthful, factual information. Any resident may contact the appropriate board member if they need further clarification. Email addresses for all board members may be found on the newsletters posted on the Three Colonies website.

Ms. McCormic shared research she found to address the difference between 'operating funds' and 'reserve funds'. HOA reserve funds can be spent if a situation arises needing immediate attention but not budgeted. These items were not budgeted because the issues were not prevalent at the time the budgets were created. Although these are not the only items, items that continue to surface needing attention include stop signs and the fence repair along Fox Drive.

Mr. Smith discussed the need for a 'legal read' on items continuing to surface. Mr. Smith will share the need for this legal advice at the next meeting.

The work session adjourned at 8:30 PM.

Minutes taken by Pete Horne