

This month's minutes also include the minutes of a special work session that was held on the evening of September 19, 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

September 26, 2023

Board Members Present:

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

Jeff Jackson was not in attendance this evening.

Treasurer: Mitzi Hennessy – not in attendance this evening

Secretary: Pete Horne

Call to Order / Welcome:

Mr. Smith called the meeting to order at 6:30 PM and welcomed all community members to the meeting. Our board will strive to follow Roberts Rules of Order. Mr. Smith explained the process for community input at our meetings. (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 shared that our October meeting will be held on MONDAY, October 30, 2023.

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

Community member shared the following concern:

Addressed the ongoing issue of following statute 47F. This community member believes the opinion of our attorney is 'crap'. He is a broker and knows the law. He shared his interpretation and stated you need only a 6th grade education to understand the document. This resident accused the board of being derelict in their duties and not following the law.

Mr. Smith acknowledged a resident in attendance which has been on many HOA boards and has lengthy experience. This resident will share any helpful information he can acquire.

Mr. Smith added, if there is something we – as an HOA board – need to do, we will. Our research continues. We will follow all aspects of the statute that we are legally bound to follow.

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

Mr. Smith shared that we recently allocated \$2,000.00 to grounds. This allocation was approved at a previous meeting. Part of this allocation will be used to landscape the area at the entrance around the new community sign. No additional funds were needed.

Treasurer's Report

Ms. McCormic provided the treasurer's report on behalf of Ms. Hennessey. At the request of Ms. Hair, Ms. McCormic shared detail of the work that was recently required at the guard house.

Ms. McCormic made a motion to approve the treasurer's report. The motion was seconded by Mr. Hup and approved unanimously by the board members present.

Mr. Hup made a motion to approve the August minutes. The motion was seconded by Mr. Gaskell and approved unanimously by the board members present.

Old Business

Mr. Smith is speaking to all residents as they attend the car registration events. He is polling residents regarding their preference regarding guards / gates. We are attempting to reach as many residents as possible to determine next steps.

Mr. Smith has spoken with an engineer regarding the flooding issues in several areas. We have numerous trees impeding the drainage. Additionally, many issues are on the railroad property. We continue to try to get cooperation with the railroad to correct this issue on their property.

Mr. Gaskell shared the estimate to repair / replace the damaged fencing along Fox Court. The estimate is \$25,310.00. This will complete the work to the end of Fox Court. If we decide to continue the repair to the fencing at the end of the neighborhood (behind Ile Court) the estimate is \$43,355.00. Ms. Van requested that wood fencing be considered.

Mr. Hup shared that we currently have 17 trees that need to be removed. He will contact the tree removal company for estimates.

Special Projects/Playgrounds/Tennis Courts:

Mr. Gaskell has picked up the new stop signs. He will also purchase the poles, hardware and cement to complete the installation. He will contact 811 to be certain no utility lines will be affected. Mr. Hawk will install the signs when we are ready.

Colony I:

Ms. Van opened the floor to discussion about window colors in the community. We have no information in the rules and regulations to specify the windows must be bronze/brown. We need to amend the rules and regulations to address window colors.

Mr. Gaskell made a motion to amend the rules and regulations to read that all window frames and sliding glass door frames must be black, bronze or almond. This includes Colonies I, II and III. The motion was seconded by Ms. Melton and approved unanimously by the board members present.

Mr. Smith will prepare and present the amendment.

Ms. Van has informed the homeowner on Fen Court that the storage pod must be moved within two weeks.

The red door on Fen Court has been painted.

Ms. Van has several more violation letters to send.

Colony II & III:

Ms. Stein has 17 violations and/or grandfathered letters going out. The grandfathered letters stipulate that before any changes can be made or the property sold, the property must be corrected to be back in compliance with rules, regulations and covenants. Letters will be sent to owners of rental units.

Thank you again to the residents which have addressed the issues. Please continue to appropriately maintain yards and fencing.

Ms. Stein encouraged all resident to review the rules and regulations. Additionally, she reminded everyone to *please contact the Architectural Committee before making any changes on the exterior of your home.* Please do not bypass this step. We can avoid issues if everyone follows the process.

Please continue to share with Ms. Stein, any violations you notice in our community. We encourage all to follow the Three Colonies Facebook page.

Grounds / Corral:

Green Biz will be out to complete landscaping around the entrance sign. Mr. Hup provided a brief design overview. All plants will be perennials and provide color year-round.

We had issues with the irrigation system requiring repair in two areas. The cost was \$412.00.

Maintenance:

No report this evening.

Mr. Hup shared that we are looking into issues with roof boots and chimney guards needing replacement on several townhomes.

Security:

Ms. McCormic needs the 2024 budget request form from each member no later than October 6th. The Finance Committee will meet on October 12th to prepare the upcoming budget. The proposal will be shared at the October 24th work session with plans to vote on the budget at the October 30th board meeting.

A recent storm knocked out the monitor in the guard house. Ms. McCormic has purchased a replacement for \$65.00. Holmes Security came out and reset the cameras.

The final decal registration will take place at the clubhouse on October 5th. All residents are required to update their registrations. Fines of \$50.00 per week will be assessed to all residents that have not updated beginning on October 15th.

Ms. McCormic shared calls for service to the Fayetteville Police Department this month.

Clubhouse:

Ms. Hair shared the dates of upcoming events she is planning:

Sept 29 – Bunco night in the clubhouse

Oct 7 – Community Yard Sale

Oct 13 – Movie night in the clubhouse

Oct 28 – Fall Festival

Nov 3 – Movie Night in the clubhouse

Ms. Hair also shared she has two upcoming clubhouse rentals. She is currently looking for someone to wax the floors in the clubhouse.

Pool:

The pool has closed for the season.

Ms. Melton shared the information she has regarding the pool trespassers. She has spoken to the grandfather of one of the trespassers. Ms. Melton is in the process of contacting the one parent we were able to locate. Mr. Smith will follow up with a letter to the offender(s) or guardian(s) on behalf of the HOA board.

Ms. Melton asked to be contacted if anyone notices the motion lights are activated after hours. Our security guards will check the area if the lights are on as well.

Website:

Ms. Van will share with Mr. Mingle the updates on window and door colors. Mr. Mingle will put the amendment on the website.

Mr. Mingle will continue to email notifications of community events.

Tonight's meeting adjourned at 7:57 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

Three Colonies Homeowners Association Board of Directors Work Session

September 19, 2023

Board Members Present: Jack Smith, Nancy Melton, Brian Gaskell, Ruth Hair, Richard Hup, Jeff Jackson, Cindy McCormic, Walt Mingle, Karen Stein and Izzy Van.

Treasurer: Mitzi Hennessey

Secretary: Pete Horne

Call to Order:

Mr. Smith called the work session to order at 6:30 PM. Mr. Smith opened the work session by again discussing Statute 47F and attorney discussions. First and foremost, if aspects of the statute are not being followed - and if we are required to follow – we want to correct the situation and become compliant. There could be validity to some of the accusations. We are consulting with our attorney and could possibly get a second legal opinion, if needed. As this community has been in existence for 40 years and the issue of 47 F has not previously been addressed, this process will take research. This board wants to be compliant, thorough and work in the best interest of the community.

Board members were again asked to thoroughly read the entire statute and pose questions / concerns to Mr. Smith. Mr. Hup is a member of an online HOA group and finds it to be a good resource for us. Mr. Mingle has a relationship with a large HOA management company in our area and will contact them for opinions as well. Mr. Smith will work with Mr. Hup, and Mr. Mingle to find answers to questions posed.

Each area of responsibility was discussed.

Ms. Van:

Presented Architectural requests (window replacements, shutters). Ms. Van has addressed the box storage unit parked on Fen Ct. She will follow up to have the owners remove the box container.

Gutters will be cleaned on the final four buildings as quickly as weather allows. Ms. Van asked about the two pencil trees that were at the front entrance. Mr. Hup explained that he tried to save the trees after they were hit by the car that destroyed our entrance sign. He was unable to save the trees due to damage and disease.

Mr. Mingle:

Website is working well. We are in the midst of registration and Ms. McCormic and Mr. Gaskell are inputting information. Emails are going out regarding upcoming events.

Ms. Melton:

The pool has closed for the season. Ms. Melton shared the information she has regarding the pool trespassers. She has spoken to the grandfather of one of the trespassers. The others involved lied about their residence and Ms. Melton is in the process of contacting the one parent we were able to locate. Mr. Smith will follow up with a letter to the offender(s) or guardian(s) on behalf of the HOA board.

Ms. McCormic:

Budget items are due to Ms. McCormic by October 6, 2023. The Finance committee will meet on the items submitted and present the budget to the board at the HOA work session on October 24. The board will vote on the budget at the October 30 HOA meeting.

The final car registration will take place on October 5 4:00 – 7:00 PM. A fine of \$50.00 per week will be enforced for residents that do not update their registration.

Ms. McCormic requests the board to keep a running list of repairs and or replacements. Please send your information to Mr. Smith. Mr. Smith will prepare a master list and we will place the list into google docs.

Mr. Gaskell:

Will pick up the new stop signs from Bell's. He will follow up with the Hawk's to have the signs installed.

Mr. Hup:

Mr. Hup has worked with landscape designers from Green Biz Nursery to address our needs at the front entrance sign. The goal was to landscape with perennial items and avoid seasonal replacement of annual plants. This design will provide color year-round. He has the money in his budget and wants to move forward with the plan. Mr. Gaskell made a motion to reallocate previously approved landscaping funds to landscape the area at front entrance sign. Ms. Melton seconded the motion. The motion was approved by the following vote:

In favor: Smith, Gaskell, Hair, Hup, Jackson, Melton, Mingle, Stein and Van

Against: McCormic

Mr. Jackson:

Approximately 10 sets of steps are needing repair at townhomes. He has a company that would like to be on retainer for our community repairs. Cost could be \$200.00 monthly or 10% of each project cost. (Estimates will still be acquired for all items over \$1000.00) Mr. Jackson will determine the most cost effective for our community to retain this company if approved. Mr. Jackson will bring this to vote at the monthly HOA meeting.

Mr. Jackson and the roofers have found hail damage to several roofs. Mr. Jackson will assess the damage and coordinate next steps.

Ms. Hair:

Provided estimates for clubhouse flooring replacement. Mr. Jackson is securing estimates for clubhouse repairs for Ms. Hair.

Ms. Hair would like for 'old business' to be addressed at board meetings. This will make residents aware of the progress of concerns.

Ms. Stein:

Currently in the process of drafting a letter to residents with 'grandfathered' violations. She also updated the group on pending violation letters.

We have been unable to locate the owner of the Gem Court property which continues to be an issue. We may need to advertise the legal process in the newspaper as we, and our attorney, are unable to locate the owner.

Several letters were shared at the car registration events.

ADDITIONAL BUSINESS:

Mr. Smith and Ms. Stein are speaking with residents at the car registration events to get input on the wants of the community regarding gates versus guards. Additionally, rules and regulation documents are being shared. Residents sign they have received the rules/regulation.

Ms. McCormic needs your agenda items no later than September 22.

Work session adjourned at 9:05 PM.