

Three Colonies Homeowners Association Board of Directors Meeting

March 26, 2024

Board Members Present:

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

Secretary: Pete Horne

Treasurer: Mitzi Hennessey (not in attendance tonight)

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

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

Homeowner would like for something to be done with the rental home next door to her. The yard is not kept up, the fencing is broken, trash cans always visible, crawl space door is broken/open and trees in the front yard are half-dead. Additionally, the aroma of marijuana smoke coming from the home is present when she goes outdoors.

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

Mr. Smith provided the following updates:

After repeated calls and emails to Metronet, Mr. Smith worked his way up the chain until he finally spoke to the VP of Marketing. He shared his concerns about the lack of communication with Metronet. He was able to get confirmation that Metronet would provide free internet service to our guard house and to the clubhouse if we agreed to allow them to service the phones currently in both locations. The total cost of the phones would be approximately \$60.00 per month, total. This is less than we currently pay. No board member opposed to this plan.

The Annual Meeting will be held on April 30 at **6:00 PM**

Thank you to the nominating committee for their work on the annual meeting planning.

Door-to-door solicitation is not authorized in our community. If someone comes to your door with solicitation, please contact Mr. Smith with the name and company they represent.

The small blue recycling cans will not be emptied by the City of Fayetteville. Residents must not use the small cans for trash or recycling. The City of Fayetteville will no longer pick up the cans. It is up to the resident to properly dispose of the cans. Contact Fayetteville City Solid Waste Management to ask where you can dispose of your can.

We have a few issues with cars/trucks leaking oil onto the pavement. This breaks down and ruins the pavement. Please address this if your vehicle is leaking.

Trailers should not be parked in driveways and parking spaces. Additionally, according to Corral Rules, all vehicles, boats, trailers, etc housed in the corral must have current license and registration.

Mr. Smith thanked Ms. Melton for taking care of financial business in Ms. Hennessey's absence.

Consent Items:

Ms. Melton made a motion to approve the February minutes. Mr. Hup seconded the motion. The minutes were approved unanimously by the board.

Ms. Hennessey was unavailable to provide the Treasurer's report. Ms. Melton provided an abbreviated report based on the information she has available to her. Mr. Hup made a motion to approve the report. Mr. Foster seconded the motion and the board approved unanimously.

Ms. Melton made a motion to move forward with foreclosure on the Keg Court property. The motion was seconded by Mr. Hup and unanimously approved by the board.

Mr. Gaskell made a motion to continue current board authority until a new board is seated. Mr. Hup seconded the motion. Voting in favor were: Smith, Melton, Foster, Gaskell, Hair, Hup, Mingle and Stein. Voting in opposition: Van.

Colony I:

Ms. Van has been in contact with a resident on Fen Court with garbage in a small recycle can. The resident will remove the garbage. Much conversation ensued regarding the Fen Court resident and the inappropriate behavior/language the resident used towards Ms. Van and the landscapers. Mr. Mingle shared that the board needs a mediation committee when residents request mediation with violations.

Ms. Van sent a letter regarding window coverings and this violation has been corrected.

Colony II & III:

Ms. Stein has sent a few violation letters. Ms. Stein requested the board have a discussion regarding fines and the fine process at the next work session.

Grounds / Corral:

Mr. Hup reported that tree removal is complete.

Mr. Hup has been contacted about several possum in the community. He will try to trap them and release them in an appropriate area. Please be mindful of food and garbage left in areas that may attract the

possum. Also, please keep your pets leashed or indoors to be certain they will not get into the traps meant for the possum.

Grounds are being aerated, lime applied, weed and feed applied and spot treated for fire ants.

Irrigation will resume in April. Someone drove a heavy vehicle in the median and caused ruts in the grass. This is being treated.

Fire extinguishers in the pool house and clubhouse have been updated. They will need to be checked monthly. Ms. Hair will perform this duty. Mr. Hup will purchase a fire extinguisher for the upstairs area of the clubhouse. Mr. Foster made a motion to approve this purchase. Mr. Gaskell seconded the motion and the board approved unanimously.

Maintenance:

Mr. Foster reported that window repair and shingle replacement has been completed in Colony I. He will work on getting the two lights in the clubhouse repaired.

Mr. Foster stated that gutter cleaning will begin on April 15, weather permitting.

Security:

Ms. Melton shared that we have two new guards to replace the previous guards that did not work out for our community. They have had a few misses but overall they are working much more efficiently.

Ms. Melton shared the monthly 'calls for service' from law enforcement.

Visitor parking violations are improving, however; we are still having issues on Dow Court.

Ms. Melton continues to work with Holmes Security regarding our camera needs at the guardhouse. The replacement license plate reader camera is not working properly and Holmes will repair or replace.

Ms. Melton suggested a possible overhaul of the upstairs (office) area of the clubhouse last month. Some of the paperwork is 45 years old and needs to be cleaned up. Ms. Melton is working towards making a work area for board members to scan, copy, file and do whatever work is needed. She asked for board members to meet and review the old paperwork. She will not throw anything away or have it shredded until other members have gone through the documents.

Clubhouse:

Bunco is scheduled for April 12th.

Ms. Hair shared she has 5 upcoming rentals.

It was suggested that we have Saturday morning 'coffee' time in the clubhouse for residents. Ms. Hair asked for volunteers to help with the events. She has received no response.

Pool:

We still need a volunteer to fill the pool vacancy on the board. We have received our application from the city of Fayetteville for our pool inspection. Ms. Melton has forwarded this to Mr. Campbell.

Website:

Mr. Mingle had no report. He did share that he had recent computer hard drive issues. Please give him an extra day to respond to email until he gets the issue resolved.

Playgrounds/Tennis Courts:

Mr. Gaskell continues to investigate playground equipment replacement. The contact he was provided has not responded to him. He continues his research.

The Fox Drive fence repair is complete.

Mr. Gaskell thanked the nominating committee for their work. He stated the annual letter has been updated by the nominating committee in hopes of making the process easier to understand. He asks the board to discuss and provide some guidelines before the annual mailing/meeting in 2025.

Special Projects:

Mr. Smith has messages out to three companies for assessment of our gate installation possibilities. The engineering firms contacted were not interested in working with our small project.

Mr. Smith has contacted the city regarding the drainage problems in our community. He found that our problems are likely related to a high water table issue. The city is looking at the Ferncreek Basin watershed. If work is done by the city in that area it should take care of many of our issues. City officials suggested that we work on keeping our retaining pond, drains and drainage areas clean and free of debris and underbrush.

Old Business/Info:

Most old business items were covered in Mr. Smith's reports.

Mr. Hup again thanked Ms. Melton for helping with our financial needs in Ms. Hennessey's absence.

Adjournment:

Mr. Hup made a motion to **adjourn at 8:03 pm**. Mr. Foster seconded the motion and the board approved unanimously.

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

Residents asked if the gutter cleaner will need to walk on her roof. Mr. Foster said the gutter cleaner needs to get on the roof in order to get all areas cleaned. Mr. Foster promised to make everyone aware of the days the gutters will be cleaned.

Minutes taken by Pete Horne

The board encourages all residents to review the rules and regulations.

Please contact the Architectural Committee before making any changes on the exterior of your home.

We hope all residents are following the Three Colonies Facebook page and checking your email for information regarding the community.