

This month's minutes also include the minutes of a special work session that was held on the evening of August 24, 2023, 2023 The special meeting minutes appear and 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

August 29, 2023

Board Members Present:

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

Brian Gaskell and Izzy Van were not in attendance this evening.

Treasurer: Mitzi Hennessy

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

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

Streets, driveways and areas along fence line flooding. Please look at the possibility of installing French Drains to help with the issue.

Homeowner suggested a handout of financial updates rather than going through every dollar during the meeting. Suggested the possibility of quarterly financial updates.

Homeowner concerned the board is going into a direction that may be costly as well as cause disruption to the community. In the resident's opinion, some or all board members could be held personally liable.

Following the input from residents, Mr. Smith opened the business portion of the meeting by introducing new board member, Jeff Jackson. Mr. Jackson will take over maintenance.

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

Treasurer's Report:

Ms. Hennessey presented the Treasurer's Report and shared account balances. Ms. Hennessey explained any 'out of ordinary' expenses. She reminded everyone of the budget meeting to be held in October. Please secure three estimates for your items by the end of September to be ready for the budget meeting.

The homeowner of the Gem Court property cannot be located by Ms. Hennessey and our attorney. Attempts to contact the homeowner will continue with the ongoing issues at the home.

As of the end of August, the homeowner on Keg Court will be so far in arrears that foreclosure will be appropriate. Ms. Hennessey recommends we move forward with foreclosure. Mr. Smith made a motion to move forward with foreclosure if not paid by September 1, 2023. Ms. Hair seconded the motion and it was approved unanimously by the board members present.

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

Special Projects/Playgrounds/Tennis Courts:

On behalf of Mr. Gaskell, Ms. McCormic provided the update. We are moving forward with installation of stop signs where needed. The estimate for the fence repair along Fox Court (to match the remainder of the fence) is \$25,310.00. This includes removal of the old fencing. The board decided to table this item until research can be completed on the flooding and tree removal issue. The board will review and determined the top issues the homeowners are facing.

Colony I:

No update

Colony II & III:

The letters sent in May focused mainly on yards and fences. 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:

The Hawks have provided additional pine straw and will continue to put down the straw when weather permits.

Mr. Hup is looking for plants to complete the landscaping at the front entrance.

Gutter cleaning has begun on Dow and Fen Court.

Maintenance:

Mr. Jackson is getting up to speed and working on current maintenance issues. The outside pool shower was repaired and the leak inside the wall behind the shower/storage room was repaired. The urinal has also been repaired.

Security:

Ms. McCormic updated all on the work done at the guard house which is now completed. The recent storm may have knocked out the phone and monitor. Ms. McCormic has contacted Spectrum about the issue.

New decal registration will take place at the clubhouse on September 16th, 17th and 21st. All residents are required to update their registrations.

Ms. McCormic read aloud the highlights of the newly updated and revised rules and regulations. Ms. McCormic made a motion to accept these. Mr. Mingle seconded the motion and the board members present approved unanimously.

Ms. McCormic shared that we had one call for service to the Fayetteville Police Department this month.

Clubhouse:

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

Sept 4 – Labor Day Cookout

Sept 23 – Community Yard Sale

Sept 29 – Bunco night in the clubhouse

Oct 13 – Movie night in the clubhouse

Oct 28 – Fall Festival

Ms. Hair also shared she has two upcoming clubhouse rentals.

Pool:

Ms. Melton shared that pool season is winding down. With the impending storm possibility, the pool will be closed on Wednesday and Thursday.

Beginning September 5th, the pool will be open on Tuesday, Thursday, Saturday and Sunday. The hours will be 10:00 AM until 7:00 PM. We will continue to keep the pool open as the weather permits; however, the pool will close for the season on September 24th.

Website:

Mr. Mingle will put the updated rules and regulations on the website.

Mr. Mingle will put the PDF of the Town Hall meeting on the website under 'Miscellaneous'. Please download the document to review.

Mr. Mingle continues to investigate why some residents are not receiving emails.

Additional Information:

Mr. Smith asks for all residents unable to attend the Town Hall meeting, please review the document on the Three Colonies website.

Mr. Hup added that two trees were hit by lightning recently. He will assess the damage.

Residents were encouraged to clean out any debris from storm drains in the community. This will help to prevent flooding during heavy rains and storms.

Ms. McCormic made a motion to adjourn tonight's meeting. Ms. Melton seconded the motion. The board members present 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.

A resident suggested an informal group to recognize yards in the neighborhood which enhance the appearance of the community.

Resident suggested possibly having a weekly 'coffee' or similar gathering in the clubhouse to allow community members to mingle and become familiar with residents they may not know. This may add community unity.

Resident asked about clarification on resident voting rights and approval. Specifically, *if residents vote on an item, will the board approve?* Mr. Smith explained and clarified the procedure for community vote and the regulations we must follow.

Minutes taken by Pete Horne

Three Colonies Homeowners Association Board of Directors Work Session

August 22, 2023

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

Izzy Van and Richard Hup were not in attendance this evening.

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 sharing the Rules and Regulations.

Each area of responsibility was discussed. Each member addressed their area and made suggestions. if needed.

Upon completion of the Rules and Regulations discussion, Mr. Smith introduced the letter stating accusations from a recent board member.

Mr. Smith again asked each board member to familiarize themselves with Statute 47 F in preparation for additional discussion.

Ms. Hair asked about the gate discussion. Moving forward, the next step will be to obtain bids from engineers.

Ms. Hair reminded all of the events she is planning:

Sept 4 – Labor Day Cookout

Sept 23 – Community Yard Sale

Sept 29 – Bunco Night

Oct 13 – Movie Night in the Clubhouse

Oct 28 – Fall Festival

The work session adjourned at 8:30 PM.

Minutes taken by Pete Horne