

**\*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**

**April 25, 2023**

Board Members Present:

Jack Smith, Pat Foster, Ruth Hair, Richard Hup, Cindy McCormic, Nancy Melton, Walt Mingle, Karen Stein, Kevin Thompson and Izzy Van.

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. (Fifteen minutes will be allowed at the beginning and ending of the meeting for community 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.

Before the community input, Mr. Smith opened the meeting with Board members voting for HOA President and HOA Vice President. Each Board member completed a ballot. The ballots were counted by a homeowner, HOA Treasurer and HOA Secretary.

Jack Smith will remain as president by the following vote:

Jack Smith – Seven votes

Kevin Thompson – Two Votes

Izzy Van – One Vote

Nancy Melton was elected Vice President by the following vote:

Nancy Melton – Five votes

Kevin Thompson – Four Votes

Ruth Hair – One vote

Mr. Smith reminded all of several concerns:

Please be aware of the 15 MPH speed limit throughout the neighborhood.

Watch for any 'fence jumpers' and report the incidents.

Call 911 at any time you feel unsafe.

Some residents have received packages that were not expected/ordered. Please do not open any unusual packages. Contact the sender for pickup.

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

Community members shared the following concern(s):

Ile Court resident requested the curtain hanging on her front porch be allowed to remain in place.

Concern that new homeowner did not receive a neighborhood 'welcome' letter.

The 'out of compliance' letter sent to homeowners with violations displayed a return address with a PO Box. This box is no longer in use. *(Any written concerns/responses may always be placed in the clubhouse mail slot as this box is checked very frequently).*

Residents received a notice of caution because a raccoon was seen in the neighborhood. Resident feels the community should have received a similar notice when we had a late night 'unknown doorbell ringer' in the area.

Resident feels that, although we waited a long time for the Strategic Plan, the plan is not strategic.

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

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

#### **Treasurer's Report:**

Ms. Hennessey presented the Treasurer's Report. Additionally, Ms. Hennessey explained each line item and deposit. Some concern was shared regarding PWC bills. An update will be shared at the next meeting.

Upon a motion by Mr. Hup, seconded by Mr. Smith, the board unanimously approved the Treasurer's Report.

#### **Security:**

Mr. Foster reminded everyone of the guard hours (10:00 PM – 5:00 AM). No incidents have been reported to Mr. Foster. He will address reports of guards not fulfilling their duties as expected. Mr. Foster will bring the security superintendent to our next meeting.

#### **Covenants – Colony I:**

Ms. Van stated that she received a great response to several violation letters. She does have a few pending.

*Reminder: All work planned for the exterior of your home should be submitted to the Architectural Committee prior to any work commencing.*

#### **Covenants – Colonies II & III:**

Ms. Stein shared that the HOA Board is here for the betterment of our community. All Board members are volunteers. Her violation letters are not intended to be confrontational in any way. Ms. Stein's position is obligated to addressing safety concerns as well as aesthetics in our community.

Mr. Smith added that the lien is in place on the Gem Court property.

In support of Ms. Stein's efforts, Ms. Melton added that a great many of the community survey responses requested that our HOA Board get violations under control to improve the 'look' and consistency of our community. Our HOA Board is in place to help our community and residents.

#### **Grounds / Corral:**

Mr. Hup updated everyone on the progress of repairing the irrigation system. He also reminded everyone that vines, bushes and any other plantings at the townhomes need to be addressed. Common areas should remain clear of plantings to allow the landscapers to do their job. Plants should not be allowed to grow on fences.

#### **Maintenance:**

Mr. Thompson shared that he has only three outstanding work orders. He answered the question regarding 'steps' at the townhomes – the step repairs are the responsibility of the HOA.

Mr. Thompson reminded everyone of two upcoming important meetings to discuss the possibility of continuing with security guards or installing security gates. Both options will be discussed at meeting to be held on May 7, 2023 and May 11, 2023.

Mr. Thompson asked that we reference bylaws and covenants when sending letters.

Mr. Thompson would like to see more on our Strategic Plan.

Mr. Thompson requests all to review and follow 'Roberts Rules of Order'.

Mr. Thompson would like to discuss the option of retaining a new attorney.

#### **Special Projects/Playground/Tennis Courts/Newsletter:**

Ms. McCormic updated everyone on the sign replacement to include cost, insurance and insurance policy updates.

The tennis court cleaning will be done on May 15, 2023 barring any extreme weather. The cost will be \$980.00. Jack Smith made a motion to approve this cost, Nancy Melton seconded and the board approved unanimously. Tennis courts will be available from dawn to dusk.

Ms. McCormic is researching options and pricing for fence improvements. The Fox Court area fencing is unsightly and in need of repair.

Ms. McCormic shared the 'calls for service' in our community last month.

A landscaper was in our neighborhood recently and had his vehicle, trailer and equipment parked on one of our grassed common areas. Ms. McCormic asked him to move the items to the clubhouse parking lot. (This area was very close to the area the landscaper appeared to be working). This person proceeded to use vulgar and threatening language to Ms. McCormic and Mr. Foster. The Fayetteville Police

Department (FPD) was called. At the recommendation of FPD, a certified letter was sent to the landscaper regarding his threats/behavior and banning him from the community and/or certain residents. We know this person has continued working in our community on at least two occasions since this incident. Mr. Thompson disagreed with the course of action taken. Much discussion followed regarding 'common area'.

**Clubhouse:**

Ms. Hair has three upcoming rentals.

Ms. Hair asked if a phone was necessary in the Clubhouse – answer: yes

Ms. Hair would like to organize a Bunco night and needs 20 people to participate. She also would like to have a community yard sale and charge \$10.00 for each table.

**Pool:**

Ms. Melton shared that she plans to have the pool opening on May 20<sup>th</sup>. She is planning an activity for opening day. (Cook out, games, popcorn, snow cones, etc.)

Ms. Melton thanked Mr. Steve Campbell for working tirelessly to get our pool in great condition to pass inspection and open as well as his commitment to continue working on the pool throughout the summer.

Ms. Melton will need two attendants to work the pool. Please contact Ms. Melton if you know anyone interested in working.

**Website:**

Mr. Mingle asks residents to continue sending correct email addresses to him. Email addresses are also needed to begin using text messages for alerts to residents.

Ms. Melton will send the pool rules to Mr. Mingle for posting to the website.

Mr. Hup stated that we should look at our welcome packets. Ms. Hennessey updated all with the information she provides in every welcome letter/packet.

Mr. Hup made a motion to adjourn tonight's meeting. Mr. Smith seconded the motion. The board unanimously voted to adjourn at 8:25 PM.

**At the conclusion of the meeting, homeowners in attendance were encouraged to share any additional concerns with the full board or individuals they wish to speak to.**

- Community asked about landscapers trimming bushes
- Ile Court resident added that the 'curtain' she discussed in earlier comments was 'fixed' to the property when it was purchased.