

This months minutes also include the minutes of a special work session that was held on the evening of May 18, 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

May 23, 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 – new and returning - 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.

Before the community input, Mr. Smith thanked everyone for the successful pool opening party. It appeared to be enjoyed by all.

Mr. Smith acknowledged Ms. McCormic for a statement of clarity. Ms. McCormic referenced the letter (discussed last month) banning a landscaper which was hostile and threatening towards herself and Mr. Foster. Ms. McCormic clarified that her letter was sent to him, on her behalf, through her attorney. The landscaper is banned from Ms. McCormic's person and property.

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

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

Tennis courts: What is the procedure for using the lights for the tennis courts?

Pool rules and certifications: Concern the rules on the website are not accurate. Do we have two pool chemical certified individuals?

Security: Resident thought the security company representative was scheduled to be at our meeting tonight.

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

Ms. McCormic made a motion to approve the April minutes. The motion was seconded by Ms. Melton and approved by the following vote: In favor: Smith, Foster, Hup, McCormic, Melton, Mingle, Stein, Thompson and Van. Against: Hair.

Treasurer's Report:

Ms. Hennessey presented the Treasurer's Report. Additionally, Ms. Hennessey explained each line item and deposit.

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

Security:

Mr. Foster shared the updated guard hours. Mr. Foster will bring the security superintendent to our next meeting, as he was unable to attend this evening. Mr. Foster shared the number of stickers recently assigned to new residents.

Covenants – Colony I:

Ms. Van stated that she did not have much to share this month. She has shared violations with the resident(s) needed. She is still waiting for clarification on older items (glass door, red door, etc.) Mr. Smith will get a read on this from our attorney and share with everyone.

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 thanked residents for their positive response. She received good results from the recent violation letters sent. Please continue to share with Ms. Stein, any violations you notice in our community.

Mr. Smith reminded everyone to clean up after their pets. This is becoming an issue and residents are responsible to clean up the waste left by their pets. Please be certain you walk with a clean-up bag to address any waste left by your pets.

Grounds / Corral:

Mr. Hup reminded everyone that vines, bushes and any other plantings at the townhomes need to be addressed. Plants should not be allowed to grow on fences.

Mr. Hup is trying to spray the vines currently growing on the perimeter fence and is unable to reach many areas due to homeowner fences blocking access. (Colony II & III) If Mr. Hup cannot access the

fence, the homeowners are responsible for removing the vines and keeping the vegetation off of the fence.

We are experiencing an issue with possum in our community. Please keep your surroundings clean from anything that may attract the animals.

The playground equipment on Lox Drive will likely need to be replaced. Mr. Hup recommends buying new equipment rather than continuing to try to repair. The equipment is quite old.

Mr. Smith added that Colony I residents need to be certain their trash cans are not interfering with the landscaper's ability to mow and use the weed eater. The landscapers are not responsible for moving cans to get access to grounds, fences and walkways.

Maintenance:

Mr. Thompson shared that he has no new repairs.

Mr. Thompson would like for Ms. Hennessey to share when we have residents that are behind on their monthly dues (no individual names will be shared).

Mr. Thompson thanked everyone for coming and helping with the gate meetings held on May 7, 2023 and May 11, 2023. He stated the ballots appear to show the residents are fairly evenly split on for/against moving forward. Mr. Thompson shared that he would like to move forward with the gate process. He does not want to go to residents until we have more information. He stated that he feels most residents are interested. Ms. McCormic stated that she feels resident surveys should be the next step and we need to do our best to reach all homeowners. We had less than one-third of our residents to attend the informational meetings.

Much discussion followed. Ms. Van suggested to go back to the residents after we get estimates for the work. Ms. McCormic wants the engineers to be consulted first to determine if the gate installation is feasible. Mr. Thompson stated that he has the estimates and can get the work completed for \$150,000.00 or less. He stated the engineers will cost the HOA between \$3,000.00 and \$5,000.00 dollars. Mr. Smith would like for the subcommittee to work on next steps.

Mr. Thompson made a motion to meet with the subcommittee and proceed with the committee work. Ms. Hair seconded the motion and the board approved unanimously. No date was set for the subcommittee to meet.

Special Projects/Playground/Tennis Courts/Newsletter:

Ms. McCormic shared the sign replacement work will begin on June 12th.

The tennis court pressure washing has been completed. The board approved tennis courts to be available for use during daylight hours only. Ms. McCormic will have a sign made and posted to advise residents of court availability.

Ms. McCormic continues to research options and pricing for fence improvements.

Ms. McCormic provided an update on the Fusus camera system possibilities. The system can be monitored by the Fayetteville Police Department (FPD). Ms. McCormic and Ms. Melton will work on a grant to, hopefully, offset any costs. Ms. McCormic is able to obtain free samples of a piece of the

equipment that would normally cost a minimum of \$250.00. Ms. McCormic also shared a photo of a sign that could be posted advising all residents and visitors that the area is being monitored by FPD.

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

The scanner that was donated by Ms. McCormic has been placed upstairs in the clubhouse.

Ms. McCormic needs all newsletter items no later than May 29th please.

Clubhouse:

Ms. Hair acknowledged and thanked Mr. Hup for all of the decorating and work he has done at the clubhouse.

Ms. Hair has four upcoming rentals.

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. Mr. Mingle will share this information on the website and ask interested parties to contact Ms. Hair.

Ms. Hair will provide an estimate next month for the urinal repair in the restroom.

Ms. Hair will get information/estimates on work that needs to be completed at the clubhouse (rotted wood repair and floor replacement) and will bring the information back to the board. Mr. Smith stated the floor replacement is currently included on our Strategic Plan.

As we all know, Mr. Steve Campbell has donated many hours of work and much equipment to our community and pool preparation. He has asked to rent the clubhouse. Ms. Hair made a motion to allow Mr. Campbell to use the clubhouse at no charge as a small thank you for his donations. Ms. McCormic seconded the motion and the board approved unanimously.

Pool:

Ms. Melton thanked everyone for the assistance provided to make our pool opening party a great success. This afternoon, Ms. Melton delivered the last of the door prizes won. She shared, again, a huge thank you to Mr. Campbell for working tirelessly to get our pool in great condition.

In response to a resident concern, Ms. Melton shared that we have the required number of pool certified individuals. Additionally, the pool rules have been updated to remove repetition. Mr. Mingle will post the rules on the website. The rules should answer resident questions regarding guests. 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.

Ms. Melton and Mr. Hup will address concerns about the pool gate to be certain locks are working properly and no plants are obstructing gate closure.

Ms. Melton has hired two attendants to work the pool.

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.

Mr. Mingle has several items to share with residents. He will begin sending the information within the next few days.

Mr. Mingle asks for residents to look for 'download file' information in his emails. This download will allow residents to have access to full information on multi page emails.

Additional Information:

Mr. Hup will be the point of contact for the July 4th celebration/cookout. Please contact Mr. Hup if you wish to volunteer.

Mr. Hup has purchased and donated a snow cone machine that will better serve the needs of our community.

Mr. Smith made a motion to adjourn tonight's meeting. Mr. Thompson seconded the motion. The board unanimously voted to adjourn at 7:44 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.

- Community member asked for an update on the Gem Court property. (Mr. Smith replied that a civil suit has been initiated)
- Community member asked about the addendum to our rules and regulations. Mr. Smith will get a statement of clarity of this item from our attorney before posting to the community.
- Ms. Lasardi has volunteered to work with Mr. Hup as a point of contact for any house that needs spraying for vines on the fencing and the fence area is inaccessible.
- Community member shared concern about the pool gate not locking. (Ms. Melton and Mr. Hup will address)

Three Colonies Homeowners Association Board of Directors Work Session

May 18, 2023

Board Members Present:

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

Pat Foster was not in attendance this evening.

Treasurer: Mitzi Hennessy

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 sharing and reading the Vision Statement and Mission Statement aloud in its entirety. Mr. Smith encouraged all to honor a respectful dialogue between members of the board as we all want what is best for the community.

Agenda items:

1. Policy regarding changing rules and regulations

Mr. Mingle shared that he has researched and found nothing stating we have a one-year time limit for changes.

Ms. Van stated that she feels all board members need to vote publicly on any changes.

Mr. Smith often sends electronic correspondence for board member input. A response is expected from all members; however, when no response is given, he expects there is no opposition to his request/information. Mr. Thompson feels all members should see all comments and requests that everyone 'reply to all' when responding.

Mr. Hup shared a letter with covenant violation specifications. Ms. Hair asked that all violation letters be signed by the board member assigned to the area of violation.

Mr. Thompson has done online research addressing bylaws. Much discussion followed with several members interpreting the guidelines, shared by Mr. Thompson, differently than Mr. Thompson's interpretation. Several members will continue to research.

2. Policy for Architectural requirements for ALL residents

Ms. Van shared her concern over many doors, canopies and other items being approved by previous boards. It is difficult to require violations to be corrected when previously approved. The approval documents may be upstairs in the clubhouse and would need to be researched to get documentation of approval.

Mr. Mingle stated he feels all homeowners should receive a letter, stating in writing, their current violation. If the violation was previously approved or has extended beyond a reasonable timeframe without board intervention, the homeowner will be advised that any future changes must be approved and changes must be within the bylaws and covenants. Mr. Smith asked the architectural committee to take a look at these items and try to hammer out a solution. Ms.

Stein stated that the architectural committee is small and the full board may not approve the recommendation(s) after the committee recommends a solution.

3. Process for new homeowners

Several members shared concerns about overnight parking of non-registered vehicles. Also, many new residents may be overlooked because we do not have guards on duty when they enter the community. Mr. Smith asked about the possibility of rotating the guards to address this concern. No opposition was shared. Mr. Smith will speak to Mr. Foster regarding this and other concerns.

4. Policy for notice of trespass

Ms. McCormic stated her attorney sent the letter of no trespass to the threatening landscaper on her behalf, at the recommendation of her attorney and Fayetteville Police Dept. Ms. McCormic stated she will be happy to share any clarification needed to the entire community present at our next association meeting.

5. Colony I, issues surrounding plant life on fence/building

Mr. Hup addressed the concerns and shared several photos of townhome plants needing attention. It was suggested that the homeowners could be advised of their responsibility to remove or properly maintain the plant life or the HOA could have the plantings removed.

6. Current attorney, Lonnie Player

Mr. Thompson stated he deals with many attorneys and does not like the advice received by Mr. Player. No other board member shared concerns with Mr. Player. The board consensus was to table this item for further discussion.

7. Change of HOA letterhead

Ms. McCormic made a motion for all letter writers to use the same (original) letterhead. Mr. Mingle seconded the motion and the board members present approved unanimously. Mr. Hup and Ms. Hennessey will share the appropriate letterhead with all board members.

8. Hours for tennis court

Ms. Van made a motion for the tennis court to be available for use during daylight hours only. Mr. Thompson seconded the motion and the members present approved unanimously.

Mr. Thompson made a motion to approve the wording for a sign to be placed on the tennis court fence (Tennis Courts are available for use during daylight hours only). Ms. McCormic seconded the motion and the members present unanimously approved. Ms. McCormic will have the sign made as soon as possible.

9. Conduct of board members

Ms. Hair thinks Ms. McCormic was argumentative with a resident that spoke at our most recent HOA meeting. Hearing that some others members felt the resident was argumentative with board members, it was stated that all board members strive to maintain professionalism and credibility.

10. Additional Input?

Ms. Hennessey shared a few financial entries that may show negative balances until the end of the year. The board consensus was to leave the items 'as is' and allow the corrections to occur at the end of the year. Ms. Hennessey also addressed concerns with PWC bills.

Ms. McCormic shared that pressure washing of the tennis courts has been completed. Ms. McCormic shared information regarding cameras that may be monitored/reviewed by the

Fayetteville Police Department (FPD). The camera operation is provided by Fusus. A FPD representative will take a look at our current system and advise.

Ms. Stein recommended that Ms. Horne time each member as they present their agenda items at the HOA meeting, hoping this will make for a more professional and streamlined meeting.

Mr. Thompson would like resident comments be limited to 3 minutes. The board did not make a recommendation on this item for the next HOA meeting.

Mr. Hup reminded everyone of the pool party on Saturday.

The work session adjourned at 8:53 PM.

Minutes taken by Pete Horne