

Annual Meeting 3/3/2019

Meeting Called to Order 2:15 pm by Keith Barrett.

Introduction of HOA Board members: Dee Eyink (treasurer), Laura Rivenbark (member at large), Keith Barrett (president), Katie Windham (secretary), John Connor (vice president), , Myra Wright (bookkeeper/accountant – not HOA board member)

Presentation of 2018 Annual Financial Statements by Myra Wright and 2019 Budget. Please see attached financial statements and proposed budget for 2019.

This years' turn out exceeds those of past years. 54 households were represented at the meeting. Reminder of the quorum change to 15% to hold an official annual meeting which was filed with county prior to March 2018 annual meeting.

Keith Barrett presents Year in Review:

- 2018 began well for HOA: our goals were to increase communication with the community, encourage people to pay current and past dues, and increase the positive community activities and gatherings.
 - o We increased communication by using both the website and the Facebook community group to coordinate activities and assess the communities needs/wants.
 - o We were able to get 18 past due accounts on payment plans (with interest and late fees waved if the accounts are paid in full by 12/2019) to be paid in full by December 2019. We now have more accounts up-to-date than ever. Four accounts went to the attorney to pursue the monies, 2 of which paid in full in order to circumvent the lien process, 2 have had liens filed. It is not the boards desire to file liens, however, all homeowners have to responsibility of paying our relatively nominal dues to contribute to the upkeep of our community.
 - Error regarding late fees: it was brought to the board's attention by a homeowner that the late fees were charged incorrectly in the beginning of 2018. After consulting with the attorney, the changes made in 2016 by the board were rescinded to reflect what was originally in the community documents. Four homeowners who overpaid were given a refund of their monies.
 - o Positive community activities in 2018 included installation of Little Free Library, Summer Community Picnic and Library Dedication, Halloween Trunk or Treat (not organized by the HOA). We also have been working on maintenance of boat ramp (quotes on gravel, four county light, etc).
- Drainage and Flooding: 2018 was a very wet year and in the month of May rainfall exceeded average by 10 inches. Neighborhood saw flooding in May. The Board has been looking into solutions for addressing drainage issues.
 - o Retention ponds and swales: while board members have been investigating this for years, it does not seem that there are any easy answers for our drainage issues. Estimates have been higher than we can afford to clean out retention ponds and clear a path for our rainwater to drain. Estimates have started at \$100,000 and gone up to over 1 million.

- Looking for committee of volunteers to coordinate cleaning of ponds and each homeowner needs to be aware of their drainage pipes under their driveways and keeping the drainage ditch in front of their house clear.
- Florence devastated our community in September of 2018.
 - Approximately 70 homes flooded and many other incurred moderate-severe damages. The community pulled together and supported each other during and after the storm. Our common space (soccer field) was used as a refuge for many where people lived in tents and campers, and it also functioned for quite some time as a donation center. Outside volunteers fed warm meals to those struggling in our community for months. We cannot express enough gratitude for the way the community pulled together and for all the volunteers who contributed to our survival and early recovery efforts.
 - As a result of Florence many are working to repair their homes, yet others may abandon their homes. We do not yet know what is going to happen with some of the properties.
 - Immediately after the storm an informal/emergency meeting was held at the soccer field. At that meeting the community decided to lax the strict trailer and camper regulations. Much of the normal enforcement of bylaws and covenants were suspended due to the need for all to recover.

Reminder of bylaws and covenants

- The board did not meet for our typical monthly meeting from Sept – December of 2018 due to lack of housing, chaos of rebuilding, and flu. Minutes will be posted for brief meeting in December 2018 and February 2019. Please have patience with your HOA board members. We are all still recovering along with a large portion of the community.
- Please remember to look over the community covenants and bylaws.
 - Building guidelines
 - Trailers/campers: after recovery in 2019 or when you have been able to get back into your homes, please remember to follow rules of keeping campers/trailers behind the house.
 - Motorized atvs, bikes, etc are not allowed on CC roads or common area. Please be aware that this causes danger for drivers, children, and liability for your HOA. If bikes need to be taken from one property to another, then please push them when on CC property.
 - Please keep dogs on leashes when in common area or when walking on roads. Please clean up after your animals so that odors and waste are not a nuisance in the community.

HOA Needs Volunteers

- Volunteers are needed for the board – two positions are opening up this year
- Volunteers are needed for committees to organize drainage projects, social gatherings, and cleaning/repairs that can be done without cost to the community since funds are limited
- HOA board members have spent from their own money to contribute cleaning supplies, community picnic items, water/snacks for annual and monthly meetings. Community money is not spent unless absolutely necessary

New road assessment will be needed soon – road repairs and maintenance cannot be covered with the low dues that we have in CC. We will have to take a community wide vote to determine this next year, hopefully.

OPEN FOR QUESTIONS AND COMMENTS

- Tina Butler urges community to be aware that people are scamming money from individuals promising repairs and work on homes. She urges any other members of the community to contact the police if they have had any concerns of this nature.
- Homeowner at 365 Knollwood discussed problem with 3 large beaver dams behind the properties that are inhibiting drainage. Calls have been made to the county for support without much response. Proposed to talk with developers of Wylie Branch to see if we can work together to take care of waterway and beavers. Some homeowners discuss how to get rid of beaver dams, with trappers or removing them personally. Homeowners state that it is legal to kill beavers and destroy their dams in NC, however, it is illegal to tamper with dens (where the young are raised).