

Meeting was called to order t 1050.

Ron introduced Mike Hewitt,

Metcom is not a county agency. County cannot control how they operate with residents.

County appoints commissioners. Once commissioners are on the board, the county does not have control over decisions

Metcom pitched policy as saving money to customers.

Policy kicked in on 1 July, assumption is that water to users runs to the sewer. Homeowners need to put separate meter (at their expense) to measure water usage for irrigation.

Metcom states that the savings should be realized during the winter months.

Cam Ferguson Question from audience was that the irrigation companies tapped into the house water lines and installing a separate meter is not as simple or inexpensive.

Commissioner Hewitt offered his phone number to receive complaints about this. Commissioner Jarboe is on his way to the meeting to also provide answers.

County is discussing options to provide for better oversight to Metcom

(NEED TO Check Recording at +9 min)

Metcom has only 17k customers, with county subsidization.

Stay vigilant as to billing, and complain to the county.

Commissioner Jarboe arrived at 1015.

Anthony Stachowski Question: Why is incoming rate for irrigation systems different (higher)? Answer, because they can. Question taken for action to get a better answer.

Commissioner Jarboe spoke to the crowd:

Metcom rates are dependant on the amount of users. Rate structure has been changed under the perception to make rates more fair.

Problem is that this affects business development and housing development.

If county government does nothing, this will affect future growth. County is going to do something soon.

Sonal Question: Would a change to Metcom structure go in front of the state general assembly? Yes if the county takes over Metcom's work.

Jeff Champine Question: It looks like the county is trying to suppress growth with the rates (Get VR to transpose +20)

Patrick: how did we get to Metcom being a quasi-county organization? Happened in the 1960s to allay corruption.

Champine: I have no irrigation system but my rates went up.

Jeremy Carter: Metcom had to give numbers to the county board before they raised rates?

Anthony: Rate for irrigation is higher than for home use?

Commissioner Jarboe: Water charges are set up based on the amount you could use, not necessarily what you actually are using.

Jeremy: Did they provide you data before the switch? Did they show data after?

Comm. Jarboe: Yes they announced it a year ago, next meeting is in a month.

Comm/ Hewitt: he will be raising this at the next meeting with Metcom

Champine: What are their expenses? Is there an audit?

Jarboe: Yes they are very open with expenses.

Quentin Taylor: When will the board meeting results be brought to the public? What are we paying for? Why are we paying for it?

Comm. Jarboe: Try doing a meeting a meeting with Metcom for them to break down their rates.

Cam Ferguson: DO we still matter if those of us paying higher bills are the minority, and everyone else is saving a few dollars?

Comm Hewitt: Of course it matters.

Paul Reynolds: Near term solution and long term solutions need to be worked out. Only change can happen with county support to fix the rates in the short term until a better fix can happen. Long term-costs we are bearing is either on mismanagement or actual costs. We need to take a good look at where we want to go with Metcom in the future.

Comm Jarboe: We have a good idea of what their expenses are, however their overhead is not clear.

Jeremy: If the user amount stays the same, where is the money going?

Comm Hewitt: There are mandatory expenses that the county has to bear due to watershed stewardship.

Champine: Why is this being passed down to the taxpayer?

Comm Jarboe: We have a 220 million dollar share of EPA requirements to pay for as a county.

Comm Hewitt: Lexington Park infrastructure is 70 years old and maintenance needs are costing money.

Comm Hewitt: Please keep tabs on your bill to provide data to help change the problem on the long term.

Champine: My water bill is now more than my electric bill. Take that back to your meeting.

Comm Jarboe: Send us the data to help deal with Metcom in their general meetings.

Anthony: Has anyone talked with Metcom about taking out a loan to cover debt expenses?

Comm Hewitt: Debt incurred from when the housing bubble burst and growth slowed. Some bonds have been rebid recently to drop the rates by 2 percentage points.

Champine:

Stachowski: There is growth all around us, why are we being told that we are not growing?

Comm Jarboe: That has already been bought and paid for.

Comm Hewitt: County needs to be brought in to help.

Comm Jarboe: 458 home development has turned away because of water rates.

Champine: Who is responsible for fixing this?

Commissioners: We are.

Ron: please keep ping-ponging on the county with rate data.

CommHewitt: Please email us... (Left cards)

Ron kicked off the HOA meeting portion at 1055

Introduced Board

Meeting rules showed and discussed.

Agenda was shown

President's notes:

HOA Admin company search is closed.

Additional land being turned over to HOA.

Two ponds to seven ponds under our cognizance.

We are in communication with the developer about grass maintenance on their land

Rules enforcement much tighter than previous.

Not going to disclose other peoples' letters

Violations are handled consistently and vetted at board meetings.

Periodic drive throughs for issues

Lawn Maintenance

Trash cans out of view

Temporary exclusions can happen if the board is notified.

Future phases

Phase 2 is IW by Khov. Phase 5 is planned.

Board meetings are open to all. Regular schedule.

Miscellaneous reminders were given:

Dryer/range hood bents missing slats

Winter faucet shutoff

Holiday Decoration time limits +/- 1 month from Holiday

Keep tot lot gate closed

Vice President Notes

Outlined responsibilities.

Tot lot maintenance is in our sights. Repairs and mulch will be put in over the winter. A light will be installed.

Treasurer Report

Treasurer report was shown.

Chris discussed potential expenses for retention pond maintenance.

Discussion of why we need a reserve.

Dues are being raised 10% to \$181.50.

Everything with a balance at the end of the year will be taken to collections.

Question from Eric Temple: How can we change the dues payments to the HOA if it is coming out of the mortgage?

Chris: will sidebar to address.

Jeremy Carter: Can we check our balance?

Chris: I will give out my email and number. Contact and I will address.

Maintenance Outreach Report

Intro/Discussion of role

Traffic issues

Police presence for Halloween trick or treating

Taylor family won Halloween decorating contest

Announcement of Christmas decoration contest.

Mailboxes

Don't tape stuff to the mailboxes. Destroys paint.

Mailboxes on Colby will be moved across the street.

Developer wants a sidewalk for new mailbox pad, working ramp option with commissioner Hewitt.

Mail carrier issues are being compiled by Sonal.

Jeff Champine: if the mailboxes move, will the light move and will there be access to the mailboxes?

Sonal: Yes there will be access

Cam: Will it be directly across from my house?

Sonal: No it will be offset

Metcom issue. Contact info for government on this issue to be posted on the HOA website.

Cam: If I'm paying 400 bucks for watering my yard, can we re-institute yard of the month?

Ron: We can look into it.

Anthony: Can we put an announcement kiosk by the mailboxes

Sonal: we certainly can look into it once we get the land turned over to us.

Mr Anibal: Concerns about parking issues by the mailboxes on Colby

Sonal: police will be ticketing parking offenders.

Arc Chair Report

Paperwork protocol was discussed.

Need plat with ARC requests

Detailed description of project

Where to submit

Solar panels

ARC request required

Additional paperwork required for deviating from CC&Rs (panels on front of house)

Satellite dishes

Need ARC requests on file to comply with CC&Rs

Letters coming out to inform those that need arc requests

Jeff Champine: I thought that if it was in the back of the house out of sight, I thought it didn't need an arc request.

Patrick: I will reread the rules to double check.

Karen: CC&Rs are available on pembrokehoa.org

Residents with 2 Satellite dishes will get a letter asking why.

Non-compliant Structures

Paperwork submitted does not match the end result

Changes made before board approval

Fine letter processes are explained

Mrs Taylor: does the board pay attention to things going on in the older part of Pembroke?

Patrick: Yes we have routes we drive that covers the entire neighborhood. If people see things, please write the board at the provided email addresses.

Speeding/traffic

Question about what constitutes "blocking the sidewalks"? Blocking right-of-way for people using sidewalks. Some exceptions do exist, and are compiled to avoid erroneous violation letters

Signs cost \$2k, speedbumps present other issues.

Police presence is in the neighborhood and they are gunning speeders.

Send ideas for solutions to the board via the website.

Ron presented a slide asking for continued volunteer support.

Nick announced that he will be will be working with volunteers and events in the future.

Floor was opened to questions:

Melanie Duncan: Cars parking close to stop signs for school bus pick ups. Solutions?

Willows/Colby is an issue for parked cars waiting for school kids. The Board can look into getting with St Marys Public Schools to see if the bus routes can be modified.

STS Busses stop right at the corner of Willows and Colby. Can they move the stop down the road a bit to accommodate turning traffic? BOD will look at it