

2023 Annual HOA board meeting

4/20/23 Started @6:35pm

Monroe Firehouse 4

Introduction of board

Jennifer – President, Kyle- Vice President, Alaina – Secretary, Pam- Treasurer, Robyn – Advisor

2022 Meeting notes read and approved

Windy is out with the flu so she wasn't able to attend

Budget reviewed and approved

Bank Balances combined \$62,746.32

For the proposed budget, the camera fee was supposed to be removed, after taking out the camera, we were under the budget. Windy was sick and didn't make that update before the meeting.

Landscaping fees are higher between a rise in overall costs and will be responsible for paying for needles and flowers this year.

Explained Windy's role, as our accountant, and the board's role. The board will be taking a more active role to and avoid a cost increase for next year. What that means is that the treasurer will work closely with Windy for bill payment, dues invoices, dues received. This wasn't the practice of previous administration.

Old Business

All dues for 2022 were received

The board members speak several time each week and then we have at least quarterly meetings to recap and be able to finish any issues/business. Board meeting notes can be reviewed on the website.

Rentals are still at capacity. New homes must be owner occupied. Investors are not allowed to purchase. Alaina contacts realtors when a house is listed for sale to make sure they are aware of the rules. When a realtor/lawyer emails to request

confirmation of up to date on dues and no violations, we make sure it will be owner occupied before we send confirmation.

We stay on top of new tenants in rentals with the back ground check completed.

New Business:

Camera: we agreed in 2021 at the annual meeting to use the previous budget surplus to pay for 2 years. This year, we reviewed facts and voted as to whether we would fund the camera.

We are currently paid for through November 2023.

Print out provided detail:

The camera was utilized for the following:

- Dec 2021 - A resident's work vehicle was broken into. The HOA provided the license plate number to UCSD, but to our knowledge, this information was not used to apprehend the perpetrator.
- Jan 2022 – A hit and run occurred at the front of the neighborhood around 3:00 a.m. A resident came home from work around that time and saw damage and debris. She reported it to the police and called Union Power Coop to report the power outage. The resident emailed the HOA with a timeline. We used that information, reviewed the camera footage, and made a police report. The police were able to find the perpetrator and his insurance paid for the repairs at the front on the neighborhood. This repair was \$4842. Note that due to this accident, we did NOT pay for pine needles and flowers in the Spring of 2022, line items that usually fall under the landscaping budget. Also note that the camera did NOT report this to UCSD. The HOA had to do the research and provide the information.
- Jan 2023 – a flagged license plate entered our neighborhood. UCSD was alerted through the flock system and they came out and arrested the guest. The individual was not a resident, and the warrant wasn't for anything that occurred in our neighborhood. The camera assisted UCSD in arresting the individual and removed this person from our neighborhood.

We discussed the accident and how the camera did and did not help in catching the person.

Discussed that at least 43 homes have surveillance of some kind – whether working or not. This handout was provided to show the surveillance.



Additional neighbors at the meeting said they have them and we didn't have them marked, so there are even more than originally thought. At least 45 homes have some sort of outdoor security.

10 Indian Trail flock cameras paid for by the UCSO. Cameras marked in red, Our neighborhood is in yellow.



We discuss what we were told the cameras capability vs what it has turned out to be.

From the handout:

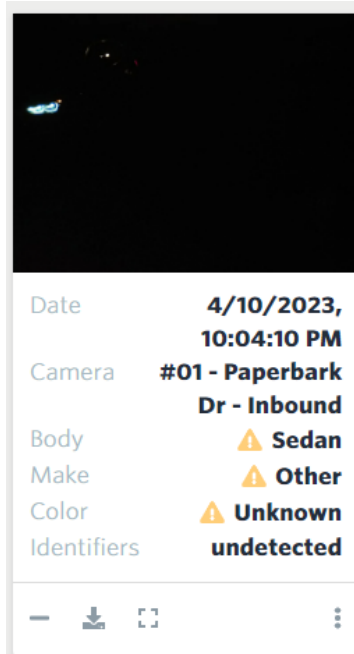
We were originally told that the camera will take a still shot of anything that moves in front of the camera. After reviewing the footage, it does not take pictures of people walking. The camera's capture and accuracy with exiting vehicles is less reliable. Also, vehicle identification is less reliable in the dark, although the camera does take a good photo of the license plate.

The cost for the camera is \$2500/year. It would raise dues 21.74 per house per year to keep. Many felt the cameras helped the sheriff's more than the residents. Alaina mentioned she has tried to talk with the UCSO to see if they would put it in their budget to help pay for cameras in the neighborhoods but at this time there



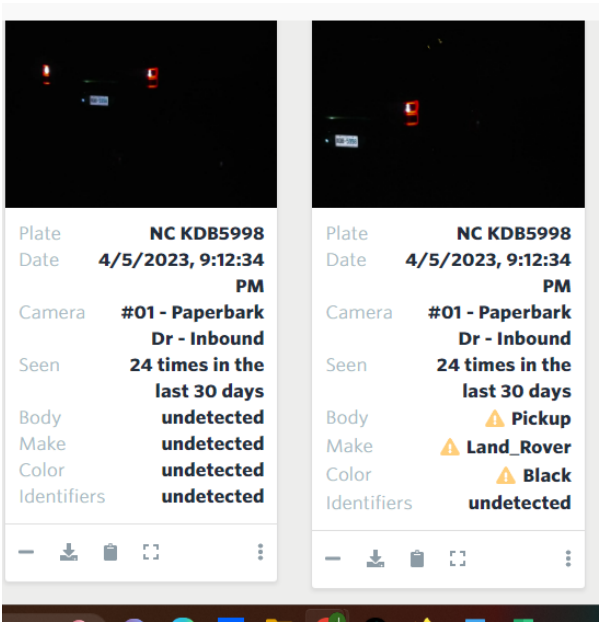
are no plans for that. It was discussed that although during the day the camera takes good pictures, at night it has issues.

From the handout:



The screen shot on the left show the front of a vehicle leaving the neighborhood on 4/10/23 at 10:04 p.m.

The screen shot on the right shows the back of a vehicle entering the neighborhood on 4/5/2023 at 9:12p.m.



The price could go up from Flock. It is \$1k more now than 4 years ago when Meriwether first got their camera. With proper notice, they are allowed to go up on their price which could cause more increases. A vote was taken and it was voted no for the camera.

9 proxy votes were no.

19 homes represented – 18 voted no.

Our Roads:

Currently state owned, explained trying to get to town owned roads. Alaina participated in a town facebook meeting that had the NCDOT engineer assigned to this area participating. She was able to bring our roads to their attention and they

will address them to see if there is something that could be done. Currently we are on the list to be repaved in 2027. However, the town is currently discussing taking over all the neighborhoods off of Rogers rd which could bump that up.

Dues:

We will be increasing the allotted 5% but will keep it at 11.00 even for round number to accommodate for overall higher prices. We have not had dues increase it at least 6 years.

Budget:

2023 proposed budget approved

Payment:

We will be offering Zelle payments for annual dues this year.

Zelle payments will require 2.50 fee that must be added to the dues.

There will be instructions on the invoice when they are mailed next week.

Because we had to vote on the dues, they are pushed back a month this year. It is as follows:

Due June 1<sup>st</sup>

Late after June 30th

\$25 late fee added on July 1<sup>st</sup>

Will go to the HOA attorney's office on August 1st

Please contact us if you need payment arrangements. We will work with you. We do not want to have to send anyone to the lawyers or cause stress on anyone.

Pam will be coming off the board unless she is needed.

Steven Tuthill volunteers for board

Ron Ramirez volunteered for the board

Approved new board

We will meet to determine positions.

On Mossy Cup sidewalk needs repaired. We will take that to the town.

Man made path – can't do anything about it

Meeting ended 7:59