

2022 Wincrest Annual Meeting

Meeting started at 6:30pm

2021 Meeting notes read and approved

Board members present Jennifer, Kyle, Alaina, Pam, Robyn Windy and 9 additional families.

Windy reviews budget for last year and the year coming up.

Camera fees will not be added to budget at this time as we are using overage from previous year to cover that fee for 2 years then will further discuss and vote on whether to continue with the camera.

Water rates have gone up so water budget has increased.

5363.78 overage from last year, no need to raise rates at this time.

All Dues for 2021 were received by September.

Budget was approved.

The bank balances as of Monday, April 25th, 2022 @ 6:20 p.m.

- Checking 9458 = \$41,135.74
- IDA 5902 = \$13,347.39
- Total checking and money market savings accounts \$54,483.13

Old Business

The Board jumped right in and got busy in Aug 2021.

Getting the bank accounts switched to Jennifer and Kyle was more difficult and time consuming than expected. We believe documents were lost with the BB&T Truist transition, but all was resolved.

Digital:

Paperless and Board Member Online access to documents dating back to initial Articles of Incorporation in Dec 2000. Jennifer created an HOA Google Drive which all board members have access to. Jennifer contacted the paralegal regarding the length of time to keep records. At least 3 years but may want to keep more for history purposes. To protect all our privacy concerns, Jennifer reviewed every piece of paper and began scanning important documents to the HOA Google Drive.

Uploaded:

- Agendas
- Accidents
- All architectural requests
- All bank statements dating back to 12/31/2015 and up to 3/30/2022
- Articles of Incorporation
- Big project landscaping docs like walking paths
- Bylaws, CC&R's, Amendments and memos
- Current receipts
- Fliers & form letter documents for easy access
- General Warranty Deeds for all home sales
- Instructions to access the website, email, and google drive
- Land purchase documents for sidewalks
- Prior years HOA Board meeting notes
- Prior years of bank statements and accounting reports
- Rental details and documents
- Taxes
- Violations
- Usernames and passwords created for all accounts
 - Auto Owners Insurance – our neighborhood insurance policy
 - Google Drive and gmail
 - Website through Vistaprint
 - Email through Vistaprint
 - Flock security camera
 - NC Sex Offender Registry email
 - Indian Trail Town Hall – for rentals
 - O. Box
 - Union Power

Hard Copy & Scanned:

- Reserve Stud
- Original incorporation of Wincrest

Rentals

We updated the wait list and confirmed background check completed for new residents of Odessa rental.

At this time 11 homes rented

- 5 investors
- 5 individually owned and rented to tenants
- 1 owned by a church

Home Sales

The list of recently sold and owner occupied is below. A few were initially purchased by outside resellers such as Zillow, OpenDoor and Mark Spain. Alaina either contacted or attempted contact regarding rental stipulations with each sale and resale. Additionally, attorneys sent emails to the HOA email requesting dues status. Jennifer and Windy each responded to those requests.

- 1018 Coral Bell 4/2022
- 1000 Blazing Star 3/2022
- 4809 Mossy Cup 1/2022
- 4610 Odessa 12/2021
- 2508 Paperbark 11/2021

Security Camera:

We need to log in at least monthly to see 30 days of “hot list” plates. Data is deleted every 30 days. To date – no stolen or wanted plates entered our neighborhood.

The camera did catch the plates of the perpetrators of the accident as well as a vehicle break in.

Landscaping & Accident:

- Board discussed changing sprinklers to the type that monitor rain. They are much more expensive than the cost of the water used on rainy days.
- Hit and run happened 1/21/22 – Alaina handled the cleanup, police and insurance, Kyle got the landscape quote – all uploaded to the google drive
 - Insurance check received March 22nd deposited on March 25th \$5124
 - Landscape repairs began but delayed in order to account for cold weather

Insurance:

- Our insurance policy is a liability policy and always has been. It would not have covered the hit and run damage.
- We have opted not to increase the insurance as the cost would be too much and we have the funds to make repairs if necessary.

Front marque wreaths for the following:

- Winter - purchased
- Spring - purchased
- Red, White and Blue for May through mid Sept – already own
- Fall - purchased

of Email Threads since 8/20/2021 for:

- Inquiries regarding Common Area, Complaints, Architectural requests, general questions since August = 53
- Home Sales = 44

- Rental/Investors = 16
- Legal = 1

New Business:

Dues aren't increasing for this year.

Zoom option for next year's annual meeting in addition to in person.

Researching sidewalk safety after concerns brought to our attention.

Do we want a community yard sale. May 21st was agreed on, sign will go up 1 week before.

On street parking. Who's responsibility is that. It is a town ordinance. We do not feel it is something the board and/or lawyers should have to handle as it is a law. If you are having an issue with a neighbor constantly doing that, either reach out to them and be a nice neighbor or contact the hoa and we will reach out to them. If they continue, call the non emergency line. The link for the town ordinance was posted on our facebook site.

It seems to be common for new owners not to know the bylaws. They should be getting a copy during closing, it is the lawyers responsibility, we do provide it to them if they reach out.

It has been requested to have a sign made to put at the entrance of the neighborhood to remind people not to park on the road or sidewalks.

There was a question on landscaping bids. We spoke about the process and reason we have remained with the current landscaper. It is a majority of our budget but it is also almost half of what used to be paid 10 years ago. Overall we have moved in the right direction and we are constantly working with our current landscaper tweaking requests. We are in a contract thru the end of the year. Open for bids after that. If someone would like to put in a bid, contact the board and we will schedule a meeting/walk thru to let them know what all needs to be covered and will review their bid.

Request to determine neighborhood/city ownership of sidewalks. Also, if it is a sidewalk, the owner is responsible for trimming along the edges.

Motion to approved to conclude the meeting.

Meeting completed at 7:33_pm.