

Annual Meeting—January 9, 2020; 601A

Officers Present: Joan Green, Thomas Anderton, Mallory Harris, Sherolyn Gibson

Manager Present: Jennifer Cordell

Welcome and Introduction:

We have an agenda to go through. We respectfully ask that all questions be held until the end because we may eventually answer your questions throughout the presentation and we want to be respectful of the time you share with us.

The first part of the sheet is the financials/budget that has been distributed at the sign-in table. The balance sheet is pulled as of today. The top line is your AP is \$27980.91 not paid in dues. That will go down as we go through the rest of the month. Operating expenses \$49921.41 how we pay bills. Reserves account \$121372.72 is money we place to the side for incidentals and to keep the association afloat. ACH Transparency is the draft account and is transferred over as dues are received.

The next section is what we still need to pay out. Balance for insurance claim.

The next page is the entire budget broken down by line item. At present, this is the year to date. Budget was proposed and ratified in November. The three columns represent YTD Actual, 2019 Budget, and 2020 Budget. Next section is Expenses which is broken down further. All expenses are totaled, and then compared to revenue, which should result in being zeroed out. We want to operate at zero because we are a non-profit entity. We do not make money off your dues.

Question from owner: Why do we have the doubled Landscape Extra?

We average over the amount budgeted therefore we want to reflect a more reflective.

Question from owner: What is general maintenance reflective?

Items not covered in the general contract.

A Year in Review PPT

To bounce off what Jennifer said so we put together a chart that so you all can see where our money goes. The water, trash and landscaping are our heavy hitters. We have to pay the city to come pick up our refuse. Anything more than the freebie by the city we must pay.

Admin expenses are heavily influenced by taxes, insurance, and management contract.

2019 Accomplishment

13 Roofs replaced or repaired...this is based on an insurance and roofer assessment. Not all covered, so we had to use approximately \$20,000 in reserves to pay.

Updated pool security with cameras and FOBs. During pool season, we will distribute and ask that owners sign-off they received the FOB, Pool Policy and understand the terms of that policy.

2020 Plans

We want to emphasize that this is a contingency on want other items we need to take care. These are not guaranteed, but planning to power wash buildings, new contract with new landscaper because we are not satisfied with Byrd's. Gutters cleaned around the community, dog parks, and install pine straw after bushes are trimmed. The board has met with new vendors, spending about 2 hours walking the community and are satisfied with service expectations.

Sidebar: We can only bring people to hearing with photographic proof. If you see someone or something that violates policy or CCR's, we ask that you first, not engage. Second, if you can do so safely, please take a picture of the transgression. Lastly, email Cedar Management. CM will then get in contact with the Board.

Respect OUR Community

All of us are vested owners in the community. This picture shows the state of our dumpsters over the holidays. Please breakdown boxes. On average, we pay \$250/month to pick up trash that we could handle ourselves. Bulky items can be placed beside the dumpster, not behind the gate in front the dumpster. Anything that obstructs the way of the dump truck is left as is and will not be collected. If you see someone violating this, please, again get photographic evidence and contact Cedar Management. There are only four of us and it is difficult for us to monitor 24/7.

Question from owner: Where do put it if it is full?

The secondary dumpsters are generally open.

Question from owner: Can we install cameras around the dumpsters?

We have priced them out and it is not an expense we can currently incur.

Cleaning Up After Pets

We want to be a pet friendly community but we have seen an uptick in violations. The new landscaping vendor said there are tight laws and additional insurance they must carry to continue to serve a community where waste is left behind by dogs. Bottom line, if it is there, they cannot and will not service the community area, which again is money spent.

No dog should be off leash. It is a City of Charlotte law. 311 can be called and after enough times, they may intervene.*

Recycling

This was removed because the recyclers were throwing it in the trash at cost to the community. The contamination factor to clean the recycling containers was too great if they were simply throwing the items. They will not pick up if they notice any contamination.

Nominations from the Floor

What does it entail? 4-2Hour meetings annually and addressing intermittent issues that come up. It is voluntary and we are in the process of protecting the Board from harassment and additional contact that we are paying the management company to mitigate and address.

Parking Policy

We have tried several things with parking and nothing seems to work. We know that not all will be satisfied. We have experienced that as the one constant with addressing this issue. The only viable option to fix it is to add more parking. We cannot do that because the space we have is the space we have. Even the parking available behind the units over the cobblestone road are included in the plan. We know it is not favorable, but to maximize the parking we must utilize every spot available.

We do NOT have 2 parks per unit. What is afforded to owners is just under 2 parks/unit. The bulk of the excess parking is in Phase 1. Phases 2 and 3 are all jammed in. This was completed by the community planners years ago and unfortunately cannot be addressed in a cost-efficient/effective way. To try to alleviate the stress, we worked to come up with a policy that we believe is most fair, clear, and concise.

In the envelope you have, there are two stickers, both numbered either black or blue. The reason for two colors is to support monitoring efforts.

Every unit (townhome) will be assigned a single spot with a number. Even if you move, that spot still belongs to that unit. Again, this is the spot that everyone should make their priority spot. If you have one vehicle, you should park in your "RESERVED #" assigned space. A little more flexibility for two vehicles in reserved. The second pass is to be used in the spaces that say 'RESERVED' with no number. In the past, owners with two cars could park side by side. That is no longer guaranteed. Please do not harass or confront your neighbors about an assigned spot that was formally and typically occupied by a different owner. The community owns the parking lots, not the individual. Everyone has one "RESERVED #" spot that is specifically and exclusively assigned to your unit.

An unbiased, neutral party completed and recommended the plan to remove any duty of the Board, eliminate accusations of favoritism or claims the Board is benefitting from serving. Please do NOT harass the Board.

Adhere the cling decal in the bottom passenger side of the front windshield.

Visitors' parks are strategically placed and say "VISITOR". They are EXCLUSIVELY for visitors only. They are reserved for 3 days only. They are for temporary guests. The overflow is in Phase 1. There is an abundance of spaces over there. Once abusers are removed from those spots it will open it up. Parking along the curb is not allowed. Only for loading and unloading. Special circumstances arise for visitors. Email cedar who will contact us and we will look at on case by case.

Again, "RESERVED #" requires you park in the spot assigned to your unit. "RESERVED" is first come, first serve and open to any cars with the provided decal. The towing vendor foot patrols the vehicles so they are monitoring it. Please be fair and follow the policy.

The following vehicles are not permitted on the property: boats, PODS, containers, storage units, grills.

Parking policy goes into effect February 1, 2020. We will have one day in the community, at the pool, January 25 from 1100A-1230P to distribute again. After which, any homeowner needing to obtain, will have to go to Cedar to retrieve. A letter will be mailed to homeowners to review our Annual Meeting and provide those specifics.

General Purposes Announcements

See something, say something. Call 911. Keeping in mind that three officers patrol a 26-mile area radius that includes our neighborhood. The more you call the more reason they have to patrol.

Elected Board: Thomas Anderton, Sherolyn Gibson, Joan Green, Mallory Harris, Garrett Catuzi

Q&A

Meeting Closed: 730P