

## **Three Colonies Homeowners Association Board of Directors Meeting**

**February 24, 2026**

Board Members Present:

Nancy Melton, Brian Gaskell, Amanda Hines, Cindy McCormic, Kitty Petti and Ryan Parker

Not in attendance this evening: Tempie Flanders

Treasurer: Deenie Rafferty

Secretary: Pete Horne

### **Call to Order / Welcome:**

Ms. Melton called the meeting to order at 6:30 PM and welcomed all community members to the meeting, both in-person and online.

Tonight, we welcomed the Fayetteville Police Department (FPD), and the Fayetteville Fire Department (FFD), to our meeting. FFD offered assistance to help residents needing aid with smoke detectors. Sign up for assistance using the Fayetteville Fire Department's website. Please change batteries in your smoke detectors regularly.

FPD shared the calls for service in our community. As always, call 911 if you feel threatened or observe suspicious activity.

Ms. Melton opened the floor to any community member(s) requesting to speak.

Resident provided a document and signature page (21 signatures) to the secretary. This resident stated this board has done nothing for 27 years, demanded the board hold a special meeting for homeowners and suggested that the board would be subject to a defamation lawsuit if the document submitted is discussed before the requested meeting.

Resident asked about a ramp for the clubhouse (handicap)

Resident stated the roofing presentation is not on the website.

Resident asked about the wait for minutes to be posted. Requests for minutes by the middle of the month.

Resident shared concern about paying equal amounts for roofing of each townhome by each homeowner.

Resident wants the attorney's opinion shared in writing from the attorney on letterhead.

Resident asked which fund paid for the recent tree removal.

Resident asked if we could have saved money by not installing stop signs in 2023.

Resident asked what happens if homeowners do not pay their part of the roofing.

Resident asked about the resolution re: bank financing for the roofing.

Resident asked if people were informed regarding roof replacement for the owners that do not live here.

Ms. Melton made note of the questions presented. The HOA attorney will be contacted for legal advice as needed.

(As always, Board will address questions presented during their updates if possible)

Ms. Melton stated that Ms. Flanders has agreed to serve as vice-president of the board. Ms. McCormic made a motion to accept Ms. Flanders as vice-president of the board. Ms. Petti seconded the motion and all board members present approved.

Ms. Horne reminded everyone of the HOA dues – Patio Homes are \$118.00 monthly; Townhomes are \$152.00 monthly. Currently we have one pending foreclosure and attorney paperwork being prepared for two additional. Please be reminded that HOA dues can be paid online by visiting the website [www.threecolonieshoa.com](http://www.threecolonieshoa.com).

Ms. Horne added that minutes are prepared timely; however, they are not approved until the board approves at the next meeting.

Ms. McCormic made a motion to approve the minutes, Ms. Melton seconded the motion, and the board members present approved unanimously.

Ms. Rafferty provided copies of the budget to all present and provided a detailed financial overview of all items. Mr. Gaskell made the motion to approve the Treasurers report, seconded by Ms. McCormic. All board members present unanimously approved.

#### Security:

Ms. McCormic thanked our security for their work to keep our community as safe as possible. We addressed one vehicle parked in the community with two sleeping occupants. They were not residents and were required to leave.

#### Pool / Tennis Courts:

Ms. Flanders was not in attendance this evening. Ms. Melton reported that the pickleball courts will hopefully be completed in March weather permitting. (We must have 5 days of 60-degree weather for court preparation)

#### Playground:

Mr. Gaskell stated that his sealant spraying/painting project for the new playground is weather prohibitive. Warm, dry weather is required for application. As soon as he has time off and good weather, he will complete the project. Please let him know if you wish to help with the project.

#### Grounds:

Trees are being removed in the community were included in the budget. We are removing the most urgent first. We are currently on year 2 or 3. These are trees previously marked as unsafe, leaning, split, rotting and causing damage to property.

The 'shrubby' that has grown into trees and obscures the lighting in the courts were removed. Mr. Gaskell contacted PWC regarding the lighting and was told that all lamps are now equipped with LED bulbs.

Next, we will begin working on supporting 'circles' in the courts that are being damaged by large trucks and maintenance vehicles.

The power washing has been mostly completed. The Hawks did a great job and did more than expected as a service to homeowners.

Mr. Gaskell addressed the question regarding stop signs. We had residents to address the board about the unsafe movement onto Lox and Keg. Several mentioned nearly being hit by other vehicles. We also had a child on a bicycle nearly hit by a vehicle leaving Ile Ct. In response to homeowner requests, the board approved the installation of the stop signs in 2023. The Hawks gave us a very reasonable price to install the signs, and Mr. Gaskell painted the signs on his own time. Mr. Gaskell provided a cost breakdown of the project when installed three years ago.

#### Clubhouse:

Ms. Petti shared that a new refrigerator has been purchased for the Clubhouse. Also, the kitchen cabinets have been painted.

The clubhouse is rented this weekend and twice in March.

We did not have much participation for Bingo night. We will need to discuss future game nights if the community is not interested in participating.

#### Maintenance:

Ms. McCormic currently has no open maintenance work orders.

Ms. McCormic has ordered paint for Colony I projects.

A resident mentioned abandoned bicycles. Ms. McCormic stated the bikes were picked up by her husband and put into the corral.

#### Colony I:

Ms. Hines reported that trash cans continue to be the cause of most violations. Please store your trash cans inside your patio fence. She currently has three homeowners receiving fines for covenant violations. All trash cans have a city issued numbers to identify which can is issued to an address. Ms. McCormic volunteered to contact the city to get a list of the issued numbers. Because we have received complaints from residents using trash cans not assigned to them, Ms. Hines encouraged residents to label or paint their house number on their trash cans.

#### Colony II & III:

Mr. Gaskell has one homeowner that continues to receive fines. Two others are resolving their violations. Ms. Hines stated some concerns regarding trees along perimeter fenceline coming over onto properties. Ms. Melton will talk to the Hawks to see what they can do to help with this issue.

Ms. Melton stated the homeowners with violations have been contacted and plans have been submitted for corrections. She thanked everyone for responding and correcting the issues. The board will continue to address ongoing concerns.

Website:

Ms. McCormic continues to post updates to calendars as well as emails residents as needed. We still need non-resident homeowners to verify that we have correct email information. We want to have all homeowners and residents to be informed of all things Three Colonies related. Use the 'Contact Us' link on the website. The website address is **www.threecolonieshoa.com**

Corral:

The corral storage building was repaired last fall. The building is used to store spare materials needed for community maintenance. The building will be power washed and painted soon. Yearly Corral fees are due on March 1<sup>st</sup>. We have spaces available in the Corral if any residents need space to park an additional vehicle.

Ms. Melton thanked Ms. Dixon for attending tonight and thanked her for her willingness to serve the community as a member of the board. If approved, Ms. Dixon will fill term the unexpired term of Walt Mingle. The term expires in 2028. Ms. McCormic made a motion to approve Ms. Dixon to fill the unexpired term of Mr. Mingle. Ms. Melton seconded the motion and all board members present approved unanimously. Welcome and thank you Ms. Dixon.

Additional / Old Business:

Ms. Melton shared that the first two Town Hall sessions were identical. The PowerPoint was removed from the website when the attorney advised the information was incorrect.

Non-resident homeowners were contacted and provided with a link to join the meetings online.

The PowerPoint from the third Town Hall is posted and the minutes of the session will also be posted.

Regarding the roofing project concerns: Ms. Melton will ask the attorney to answer concerns in writing – which will be shared.

Ms. Melton and Ms. Rafferty will meet with PNC bank officials to see if any assistance can be offered to homeowners regarding loans for their roofing if needed.

Ms. Melton reminded all residents of the Annual Meeting to be held at 8:00 PM on March 31, 2026. (The regular board meeting will be held at 6:30). She asked everyone to please try to attend and please submit your ballots. Ballots can be placed in the clubhouse mail slot or mailed to the address included in the annual letter / ballot. Mr. Gaskell again shared the voting process and vote counting of the Nominating Committee

Ms. McCormic made a motion to adjourn the meeting at 7:30 PM. Ms. Petti seconded the motion and all board members present unanimously approved.

Ms. Melton invited any additional resident comments:

Ms. Petti shared her appreciation for the tree removal on her court.

Ms. McCormic asked for newsletter items to be submitted to her by March 5.

Ms. Melton explained that she has researched the handicap ramp and our 'grandfathered status'. We currently have a process for handicapped individuals to access the clubhouse. Please let Ms. Petti know when renting the facility if you will need access for handicapped individual(s).

Ms. Melton shared that legal fees are paid from the Colony I account if the legal concern is regarding a Colony I matter.

In response to resident questions:

Ms. Melton explained the tree removal process started several years ago.

Ms. McCormic shared the cost and features of I-Scan. (Initial cost and yearly fee)

Resident again shared concern of spending money on the stop signs in 2023.

Resident asked why we have security at meetings. Board responded they have received repeated serious threats as well as armed resident attending meetings. Security is for safety of board and residents attending.

Ms. Melton explained again the annual assessment / roofing project questions. Please review PowerPoint from the Town Hall for additional clarification.

Resident stated they would not pay equal assessment for a smaller roof.

Resident stated they would not put their money 'out there' for roofing project.

Resident suggested not following the bylaws/covenants if it helps to get the roofing project passed. (Several board members immediately responded they would not go against any bylaws/covenants).

The meeting ended at 8:00 PM

Minutes taken by Pete Horne

*Please keep your pets on common areas away from the porches and shrubbery near homes.*

*Please be vigilant and secure your belongings. Never leave your vehicles unlocked.*

*The board encourages all residents to review the rules and regulations.*

*Please contact the Architectural Committee before making **any** changes to the exterior of your home.*

*We hope all residents are following the Three Colonies Facebook page and checking your email for information regarding the community.*

***New website address: [www.threecolonieshoa.com](http://www.threecolonieshoa.com)***

**January Financial Information:**

Telephone/Internet - \$83.67 - Metronet = Telephone (2 Ph lines) & Internet  
Electric/Water/Sewer - \$1,699.28 - PWC= (Water - \$342.94); (ELECTRIC - \$1,356.34)  
Money Market Reserve Fund - \$3,764.40 - monthly transfer  
Colony 1 – Repairs & Maintenance - \$3,128.00 - monthly transfer  
Security Guard Contact - \$6,264.97 = \$3,067.69 (1st-15th) = \$3,197.28 (16th-31st)  
Landscaping Maintenance Contract - \$5,145.00 - monthly Landscape Services  
Treasurer-Accounting Salaries - \$400.00 - monthly Treasurer Services  
Secretary-Recording/HOA/Dues - \$580.00 - monthly Secretary Services  
Dues & Subscriptions, Contributions, Website - Google Gsuite Fee  
Bank Service Charges/Fees - PNC Merchant Services Fee  
Colony 1 - Repairs & Maintenance - \$2,835.00 - Gutter Cleaning for Colony 1  
Clubhouse Socials - \$38.78 - Snack items for Fire Department - December '25 Appreciation from HOA  
Colony 1 - Repairs & Maintenance - \$805.00 Repairs completed on Fen and Dow Court  
Clubhouse Supplies/Repairs/Maintenance - \$92.10 - Paint and shelf paper for Kitchen Cabinets in Clubhouse  
COLONY 1 - SPECIAL ROOF ASSESSMENT - LEGAL SVCS - \$381.25 - Legal Services for Colony 1  
Special Roof Assessment  
Landscaping Improvements - \$304.95 – Mike’s Plumbing - Annual Backflow Inspection required by PWC  
Clubhouse Supplies/Repairs/Maintenance - \$108.00 - Annual Fire Ext Inspection  
SPECIAL PROJECT Landscape Improvements - \$1,100.00 - Removed bushes/trees/roots behind Keg Ct  
SPECIAL PROJECT Landscaping Improvements - \$77.52 - Fill dirt for holes when removing trees & shrubs  
SPECIAL PROJECT Landscaping Improvements -\$10,500.00 - Removal of Trees/Limbs/Stumps  
SPECIAL PROJECT Clubhouse (Trim & Cabinet Painting) - \$2000.00 - (\$1,500.00) Paint Cabinets, baseboards, ceiling, doors remaining (\$500.00- from Clubhouse Supplies/Repairs/Maintenance-Budget)  
SPECIAL PROJECT Colony 1 & Clubhouse (Power Washing Concrete / Common Areas) - \$3,000.00