# **Three Colonies Homeowners Association**

**Board of Directors Meeting Agenda**

**September 30, 2025**

We envision a community of **neighbors working together** in a private, voluntary association to achieve a higher quality of life and increase property values. We **promote** active homeowner involvement to cultivate a strong sense of community. We envision a

neighborhood that will be considered by residents and non-residents alike to be a premier place to live and enjoy the benefits of family, friends, pets, and community.

**Desired Meeting Outcomes:**

Update on Financial Standing Updates from each area of responsibility Homeowners Questions/Concerns

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| **WHAT**  Purpose, Outcomes, Agenda, Roles, Ground Rules & Decision Making | **HOW**  Strive for consensus | **WHO** | **TIME** | * Honor time limits & Participate & Listen * Be willing to experiment with ideas presented * No responses during Homeowners time |
| **Fayetteville Police Department**  **Fayetteville Fire Department** |  |  | **10**  **minutes** |  |
| **Homeowners Input**  **Reminder 3 minutes per person** |  |  | **15**  **minutes** |  |
| **Welcome/Call to Order** |  | Nancy Melton | **5**  **minutes** |  |
| **Consent**  **Minutes – August Board**  **Meeting**  **Secretary -HOA Dues**  **Treasurer’s Report –August** | Present  Questions  Vote | Pete Horne  Deenie Rafferty  Nancy Melton | **10**  **minutes** |  |
| **Security Updates** | Present  Questions  Discussion | Cindy McCormic | **5**  **minutes** |  |
| **Pool//Tennis Ct Updates** | Present  Questions  Discussion | Tempie Flanders | **5**  **minutes** |  |
| **Grounds/Playgrounds Updates** | Present  Questions  Discussion | Brian Gaskell  Nancy Melton | **5**  **minutes** |  |
| **Clubhouse Updates**  Upcoming Events | Present  Questions  Discussion | Kitty Petti | **5**  **minutes** |  |
| **Maintenance Updates** | Present  Questions  Discussion | Cindy McCormic | **5**  **minutes** |  |
| **Col I Updates**  **Roofing Project Update** | Present  Questions  Discussion | Amanda Hines  Ryan Parker | **5**  **minutes** |  |
| **Col II Update**  **(Ale, Bac, Cay, Day, Ewe, Fox)** | Present  Questions  Discussion | Brian Gaskell | **5**  **minutes** |  |
| **Col III Updates**  **(Gem, Hoe, Ile, Keg)** | Present  Questions  Discussion | Nancy Melton | **5**  **minutes** |  |
| **Website Updates**  **New Website** | Present  Questions  Discussion | Walt Mingle  Cindy McCormic | **5**  **minutes** |  |
| **Corral Update** | Present  Questions  Discussion | Nancy Melton | **5**  **minutes** |  |
| **Old Business**  **Vote on Dow Ct Drain Project**  **Additional Business**  **Finance Comm Meeting Oct. 6**  **Vote on 2026 Budget Oct. 28** | Present  Questions  Discussion  Vote | Nancy Melton | **5**  **minutes** |  |
| **Homeowners Questions/Input**  **Close** |  |  | **15**  **minutes** |  |