

This month's minutes also include the minutes of a special work session that was held on the evening of August 20, 2024. The special meeting minutes appear at the end of the regular monthly minutes.

***NOTE* These minutes are posted, but not approved, by the Board of Directors. Approval will be voted on at the next regular board meeting. Until then they are to be considered pending.**

Three Colonies Homeowners Association Board of Directors Meeting

August 27, 2024

Board Members Present:

Jack Smith, Nancy Melton, Brian Gaskell, Ruth Hair, Richard Hup, Walt Mingle, Susan Parrish and Karen Stein.

Treasurer: Deenie Rafferty

Secretary: Pete Horne

Call to Order / Welcome:

Mr. Smith called the meeting to order at 6:30 PM and welcomed all community members to the meeting.

Tonight, we welcomed members of the Fayetteville Fire Department and Fayetteville Police Department to speak to our members present. Fire department personnel will check and/or replace smoke detectors and carbon monoxide detectors for residents in need of assistance, free of charge. Contact them at 910-433-1155 if help is needed.

The police representative shared the calls for service received for our community this month. Citizens are encouraged to participate in the Citizen's Police Academy which runs from Oct. 1 through Dec. 10. Contact the Fayetteville Police Department's non-emergency number if you are interested.

Mr. Smith opened by reminding residents that we currently have two vacancies on our board of directors. Please contact a board member if you are interested in serving.

Rules and Regulations are in the process of revision. The board will vote on the new rules and regulations at the Sept 24 HOA meeting. The board is committed to a push to improve our community.

Mr. Smith opened the floor to any community member(s) requesting to speak. We did not have any residents signed up to speak tonight.

Consent Items:

Mr. Gaskell made a motion to approve the July minutes. Ms. Melton seconded the motion. The minutes were approved unanimously by the board.

Ms. Rafferty provided an update on the finances. She provided everyone with an updated 2024 budget spreadsheet. Ms. Rafferty highlighted bills paid, dues and fees collected have been deposited – all information on the spreadsheet provided. She provided additional points of reference (found at the end of these minutes). Ms. Rafferty continues to explore options for online HOA payments.

Mr. Hup made a motion to approve the Treasurers report. Ms. Melton seconded the motion and the board unanimously approved.

Ms. Melton – Security – shared the Sunday morning reports of incidents of attempted vehicle break-ins. No reports of stolen items during this incident.

Our guards are doing a good job and are trying to work with us to prevent incidents. We are having an issue with cars that no longer belong in our community continuing to come into the neighborhood. We need to find a way to retrieve stickers from cars not authorized to be in our community. We often are not aware of renters moving out until a new person is moving in. It was suggested that we charge homeowners or rental companies for stickers not returned.

Ms. Melton – Pool – Ms. Melton shared that the pool will start closing at 8:00 PM. As it gets dark earlier, it is difficult for the attendants to complete the closing process after dark. The pool will close for the season on Labor Day. We had good success this year by using pool supervisors. The pool has gone over budget for various reasons; however, funds were reallocated to cover this overage.

Ms. Melton – Financial – Finance Committee (Ms. McCormic (Chair), Ms. Melton, Mr. Hup, Ms. Rafferty, Ms. Dixon and Ms. Horne) met. Each board member will receive a ‘budget request’ worksheet. The Finance Committee will begin working on the 2025 Budget in September.

Ms. Melton shared that we had a long-time resident pass away recently. We will send a card and donation to the requested charity on behalf of the community.

Mr. Gaskell – Presented bids for new playground equipment.

Mr. Hup – Grounds, Corral & Maintenance – Mr. Hup stated that all is well with the Corral and Grounds.

Gutters will be cleaned during the week after next.

Mr. Hup will contact Roof Max for an estimate on their product. He is also planning to obtain bids for roofing on the townhomes. He will get an estimate on per unit cost. Ms. Hair suggested getting bids for gutter replacement also.

Ms. Hair – Clubhouse – Ms. Hair stated that she needs one more estimate for the air-conditioning replacement in the clubhouse.

Ms. Hair is planning to have Bunco on Sept 13 at 6:00.

Mr. Hup asked for an update on the yoga classes at the clubhouse. Ms. Hair stated she is waiting for more information from Ms. Gerdes.

Ms. Parrish – Colony I – Ms. Parrish continues to conduct walkthroughs in Colony I. She hopes the new rules and regulations will remind everyone to follow the guidelines. We need to continue reminding residents in Colony I to store trash cans inside of their patio fencing. We continue to have residents storing their trash cans outside of their fences. This impedes the landscapers work and makes for an unsightly appearance. Homeowners will be fined if the rules are not followed.

Ms. Stein - Colony II – Ms. Stein shared that she sent 7 violation letters this month. Primarily, the violations were overgrown lawns, parking on grass and fences needing repair and/or paint.

Mr. Mingle – Website – Mr. Mingle had no report.

Mr. Smith will follow up on Special projects: Legal questions from the nominating committee and ideas for repair of the circles in the courts.

Ms. Melton made a motion to adjourn. Mr. Hup seconded and the board approved unanimously. 7:45 PM

Mr. Smith again opened the floor to residents.

Resident stated the board should seek legal action against homeowners in violation for 90 days. She agreed that we need to make homeowners/rental companies responsible for returning vehicle stickers when tenants move.

Resident asked about a blue disk placed in her yard. This was placed by PWC. It is a water line access.

A resident asked if the board would consider purchasing/installing trash can concealing fencing.

A resident asked about a home without a fence on Cay Ct. Ms. Stein stated that fences must be in place. The homeowner stated that the missing fence is not visible from the road. This has not been reported to Ms. Stein before this evening. She will send a notice to the resident.

Ms. Melton added that some violations occurred prior to this board being in place. We now must 'grandfather' the violations but the home must be corrected if the home is sold.

A resident shared concern that something was sprayed on her yard and killed a spot of her grass. Mr. Hup will investigate.

Resident asked about a townhome on Keg Ct. The board shared what they know about the residence at this time.

ADDITIONAL FINANCIAL DETAILS FOR REFERENCE

JAN - Repairs Bldg. - Replace siding on clubhouse from storm
\$557

JAN – Money MKT Reserve Fund - Additional Deposits = \$1413.77, \$4760.21,
\$3065.65

FEB – Money MKT Reserve Acct - ck#6988 \$23,500 - removal of 30 trees from Prime Lawn &
Tree Service

FEB - Bank Service Charges - \$406.29 = Order checks and
supplies

FEB - Colony 1 - \$1,025 = 4619 Keg Ct - window repair & 4622 Keg Ct - replace shingles

FEB – Money MKT Reserve Acct - \$16,875 = Balance of Fence Installment

MARCH - Repairs Bldg. - \$149.76 = 2 tables - Board approved for office improv at Clubhouse

APRIL - Legal Fees - \$1,360.75 = Invoice #15764 - \$518.75 and Invoice #15818 - \$842.00

APRIL - Repairs Bldg. - \$450 = shred services \$300, equip removal \$150 - Board approved for office Clubhouse

MAY - Security Guards/Contract = \$10,783.75 Includes May 1-24th for \$3959.75 to Signal 88, May 25-\$5,550 to Signal 88

MAY - Repairs Bldg. = Drywall repairs around windows in Clubhouse, paint, materials & labor = Not a acct \$2000

MAY - General amenities - \$123.05 tested backflow

MAY - Refunds = J Hulsey, 4628 Fen Ct - \$120 check for refund of dues

MAY - (Misc.) = 4606 Gem Ct - \$80 non-budgeted lawn maintenance

MAY – Money MKT Reserve Fund = \$2200 to Prime Tree Service - remove 2 trees & grind stumps & townhouse

JUNE - (Misc.) - 4606 Gem Ct - \$100 Clean Out

JUNE - Repairs Bldg. - \$208.63 monitor for Secretary = approved and included in 2024 Budget

JUNE - Repairs Bldg. - \$1091.40 Vic's Heating and Air repair 3 units at Clubhouse

JUNE Colony 1 = \$2,730 gutter cleaning - Gail's Cleaning Services

JULY - Clubhouse Repairs = \$150 Clubhouse Bathroom Door Lock replacement

JULY - Colony 1 = \$3,850 John Hyatt for repairs at 4603 Fen Ct \$200, 4605 Dow Ct \$200, 4613 Dow Ct \$200, 5 gallons paint \$294.20

JULY - Repairs Bldg. - \$870 to Smelcher Contractors for 10' fence repairs & replacement due to thieves

JULY - Legal fee reimbursement = \$842.00 for 4614 Keg Court

JULY - Security Guards/Contract - \$8,199 Increase patrols and nightly drive arounds due to break-ins

JULY – Money MKT Reserve Fund - Board Approved for Treasurer and Secretary \$2,500 each for Drive arounds \$1944

AUGUST - Colony 1 = \$2125.00 to John Hyatt for repairs to 4610 & 4619 Fen Court and 4632 & 4650 Fen Ct and paint new fence

AUGUST - Colony 1 = \$900 to John Hyatt - replace shingles for 4650 Keg Ct and 4622 Dow Ct and r paint for 4617 Dow Ct

AUGUST - Colony 1 = \$900 to John Hyatt - replace/repared shingles for 4608 Dow Ct, 4613 Dow Ct, 4617 Dow Ct

AUGUST - (Misc.) - 4606 Gem Ct - \$150 Lawn Cleanup & Debris removal

AUGUST - (Misc.) - \$262.64 Final Pmt for Mileage Reimbursement for Svs Rendered for previous Treasurer

AUGUST - Accounting Salaries/Treasurer - \$810.00 Final Pmt Feb-May for Svs Rendered to previous Treasurer
SEPTEMBER - Colony 1 = \$430 to John Fischer (Go Gutters, LLC) - Installed gutter & downspout at 461 Fen Ct

The meeting ended at 8:15 PM.

Minutes taken by Pete Horne

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 on 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.

End of HOA Meeting August 27, 2024

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Three Colonies Homeowners Association Board of Directors Work Session

August 20, 2024

Board Members Present: Nancy Melton, Ruth Hair, Richard Hup, Walt Mingle, Susan Parrish and Karen Stein

Absent: Jack Smith and Brian Gaskell

Secretary: Pete Horne

Call to Order:

Ms. Melton called the work session to order at 6:30 PM.

Ms. Melton opened the work session and thanked all for attending.

Mr. Hup stated that the Hawks are behind and are beginning to work extra days to catch up.

Three townhomes lost shingles in the last storm. Shingles are bad and beginning to fall apart. Mr. Mingle suggested that we obtain an estimate from Roof Max regarding their product to possibly extend the life of the shingles.

Some townhomes need window repair. This will be a large expense to the Colony I account.

The townhome on Fen Court is again being addressed. The overgrown pots and vines on the common area will be cleaned up at the homeowner's expense.

Waste Management picks up the clubhouse garbage on Wednesday's. The cans need to be out by the road on Tuesday evening.

Ms. Parrish read a statement sharing her concerns regarding the backlash received from some residents

whenever the board is trying to enforce the rules and regulations. The board is in place to help the community. Undeserved criticism is directed at the board repeatedly.

Ms. Parrish sent 6 violation letters last week. Still have concerns regarding trees/vines growing on or through fences.

Ms. Hair distributed an estimate for clubhouse air conditioning repair/replacement. Estimate was approximately \$8,900.00. She will obtain additional estimates. Ms. Hair asked for a decision regarding the use of the clubhouse for yoga classes. The board plans to vote on Tuesday evening.

Ms. Stein shared that many violation issues are not covered in the current rules & regulations. The board hopes to address this problem with the new rules and regulations. Ms. Stein recently mailed 12 violation letters. Most were addressing overgrown lawns and fence violations.

Mr. Mingle did not have a report this evening.

Ms. Melton shared that the pool is currently without issues. The pool will close after Labor Day and we

pool area will be cleared of lounge chairs, umbrellas, etc...