

This month's minutes also include the minutes of a special work session that was held on the evening of July 23, 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

July 30, 2024

Board Members Present:

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

Brian Gaskell was not in attendance tonight.

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.

Lt. Lyons from the Fayetteville Police Department was introduced. Lt. Lyons spoke to the residents present regarding safety procedures and vigilance. Lt. Lyons answered resident questions and encouraged all to call 911 if you feel unsafe. We appreciate Lt. Lyons for speaking to us this evening.

Mr. Smith opened the floor to any community member(s) requesting to speak.

Resident asked if it was allowable to canvas certain members of the neighborhood for political reasons. (No solicitation is allowed)

Resident asked about residents receiving copies of rules governing our community. Residents can find all bylaws, regulations and covenants on the Three Colonies website.

Resident inquired about 'Zoom' or online HOA meetings for residents to view from home. The possibility is still feasible. The resident would need a computer and the appropriate software to participate. The board will discuss the process.

The remainder of the resident concerns dealt with violations. Residents are concerned that violations are not being addressed in a timely manner, rules and regulations are not being upheld and it is causing the neighborhood to look bad. Residents want violators to be notified and charged appropriately and timely. (One Fen Ct resident has been in violation for months) Board member explained that violation letters are sent, resident has thirty days to respond, resident can ask to meet with the board and devise a plan to address and correct the violation. This process takes some time and it can appear that nothing is being done. The board plans to

discuss revision of the lawn care violation timeframe because 30 days is just too long to address overgrown lawns. Board asks that residents email them with concerns, don't wait until a monthly meeting. This will allow the board to address issues more quickly.

Residents were again reminded that we currently have two vacancies on our board of directors. Please contact a board member if you are interested in serving.

Mr. Smith opened the business portion of the meeting. Mr. Smith shared that the board will soon meet to update the Rules and Regulations.

Consent Items:

Mr. Hup made a motion to approve the June minutes. Mr. Mingle seconded the motion. The minutes were approved unanimously by the board members present.

Ms. Rafferty provided an update on the finances. She provided everyone with an updated 2024 budget spreadsheet. Ms. Rafferty highlighted that all bills have been 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 the minutes).

Ms. Rafferty is exploring options for online HOA payments.

Ms. Melton added that we have experienced challenges since taking this over in February. All is not perfect but certainly much better.

We continue to have some residents with increasing past due HOA payments. If we are unsuccessful with our current collection attempts, it was suggested that our board consider taking the homeowners to small claims court.

Ms. Melton – Security – shared this month's 'calls for service'. She stated that Parker's Security is doing a good job and making visual patrols before they leave their evening duties. They have discontinued their overnight surveillance as we cannot afford to continue the service.

Ms. Melton – Pool – Ms. Melton asked that all visitors to the pool be certain they sign in and list their number of visitors. This information will provide vital data for us. The pool supervision has worked very well thus far this season.

Ms. Melton – Financial – Ms. Melton shared that the Finance Committee consists of Ms. McCormic (Chair), Ms. Melton, Mr. Hup, Ms. Rafferty and Ms. Horne. If a homeowner is interested in joining the committee, please contact Ms. McCormic. We have one interested homeowner and we hope she will join the committee. The Finance Committee hopes to meet next week.

Mr. Gaskell – In the absence of Mr. Gaskell, Ms. Dunn shared that two of the Nominating Committee members were able to meet recently. The committee discussed possible changes to the annual letter/ballot. The committee will discuss further at the next meeting and Mr. Gaskell will share with the board.

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

Mr. Hup currently has 6 work orders. Mr. Hup shared that the cost of the fence repair was \$800.00. The Fen Ct fence repair will be approximately \$1,000.00. The steps recently discussed have been repaired.

Mr. Hup has some tree concerns on Fen Court that he will investigate.

Ms. Hair – Clubhouse – Ms. Hair stated that we had approximately 50 people at the July 4th cookout. She is now thinking about having a community ice cream party.

Ms. Parrish – Colony I – Ms. Parrish conducts weekly walkthroughs in Colony I. She mailed 13 violation letters in June and about 70% of the violations have been resolved.

We continue to have residents storing their trash cans outside of their fences. This impedes the landscapers work and makes for an unsightly appearance. Please keep trash cans inside of your patio fence.

Ms. Stein - Colony II – Ms. Stein asks if you are having an issue with barking dogs disturbing you, please call the Fayetteville Police Department non-emergency number. The FPD should send someone to address the disturbance.

Ms. Stein reminded everyone that only one ‘For Rent’ or ‘For Sale’ sign can be displayed at a residence. All other signage is a violation.

Current Colony II & III violations are being addressed.

Mr. Mingle – Website – Mr. Mingle stated that things are going smoothly with the website. He is currently investigating a ‘glitch’ with emails not received by some residents. Mr. Mingle can send you a digital copy of the bylaws if requested.

Mr. Hup made a motion to adjourn. Ms. Melton seconded and the board members present approved unanimously.

Mr. Smith again opened the floor to residents; however, it appears concerns were addressed during the meeting.

Mr. Hup did add that the circles in the courts are getting worse. Larger vehicles with deliveries and waste removal cannot maneuver without going over the curb.

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 improvement at Clubhouse

MAY - Security Guards/Contract = \$10,783.75 Includes May 1-24th for \$3959.75 to Signal 88, May 25-31st for \$1,274.00 to Parker's Security, and Invoice #370667 for Jan to \$5,550 to Signal 88

MAY - Repairs Bldg. = Drywall repairs around windows in Clubhouse, paint, materials & labor = Not a budgeted item will come from MMKT 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 & removal behind 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 - Gails 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 \$250, and 4624 Fen Ct replace steps \$3200, Sherwin-Williams 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 Reg Contract plus 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 Data Entry from January thru July and Security Guards extra nightly drive arounds \$1944

AUGUST - Colony 1 = \$2125.00 to John Hyatt for repairs to 4610 & 4619 Fen Court and 4632 & 4658 Keg Court. Remove & replace 30 FT fence, crawl space door and hardware, fence post and boards and paint new fence

The meeting ended at 8:08 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 information regarding the community.

End of board meeting minutes

Three Colonies Homeowners Association Board of Directors Work Session

July 23, 2024

Board Members Present: Nancy Melton, Brian Gaskell, Richard Hup, Walt Mingle and Susan Parrish

Absent: Jack Smith, Ruth Hair and Karen Stein

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 shared the following concerns:

Many overgrown and out of compliance yards in Colony II & III need to be addressed.

Former Bac Ct resident parking in 3 Colonies to walk his pit bull daily.

ATV being driven in neighborhood, often with child as additional rider (no helmet). We need to address this in Rules and Regulations.

We need to begin towing vehicles parked illegally. He will contact Road Runner towing and ask if any charges will be assessed to 3 Colonies for towing these vehicles.

Mr. Hup currently has 6 work orders in Colony I. He has one gutter that he is obtaining estimates to repair. He also has some tree concerns on Fen Ct to be addressed.

Ms. Parrish stated the dead tree inside the fence on Dow Ct has been addressed and the stump is no longer visible.

Ms. Parrish shared that we continue to have residents storing their trash cans outside of their fences in Colony I. She requests that we discuss this and be certain it is addressed.

Ms. Parrish suggested that residents should be encouraged to label their trash cans with their house number. Additionally, many patios in Colony I are being used to store old furniture, trash and are overgrown with plants and other vegetation.

Ms. Parrish would like for the Board to discuss/address the display of political (or any unapproved) signs.

Mr. Mingle shared that all is going well with the website. We continue to have a few residents that do not receive our emails and Mr. Mingle will investigate. The suggestion was made that we have a 'back-up' for Mr. Mingle and Mr. Smith has volunteered to be the back-up. Mr. Mingle is currently recording 'how-to' videos for processes pertaining to the website, emails, text messages, etc.

Mr. Gaskell continues to work with the nominating committee. He will bring updated information to the board as soon as the committee has an opportunity to meet again.

Mr. Gaskell has completed painting the community street signs.

Mr. Gaskell reached out to two playground companies. He shared two printed samples of equipment with the board. The equipment is very costly and will require further discussion.

Ms. Melton is trying to track usage of the pool for future scheduling. Please encourage everyone to sign in as required.

Ms. Melton stated that the security team will discontinue their night patrols on the 26th.

Regarding the recent attempted vehicle break-in and vehicle theft: Our cameras were able to capture a clear picture of the plate on the vehicle carrying the thieves as it exited the community. The plate matched the car but the car was not at the residence listed on the registration.

Ms. Melton updated the finance work being completed. It has been a long and tedious process but things are coming together well. QuickBooks has been a challenge for us.

The board members present discussed possible dates for the next work session prior to the August 27th HOA meeting.

Ms. Melton adjourned the work session at 8:15 PM.

Minutes taken by Pete Horne