

This month's minutes also include the minutes of a special work session that was held on the evening of June 18, 2024. The special meeting minutes appear at the end of the regular monthly minutes.

The regular June Board of Directors meeting scheduled June 25, 2024 was delayed to July 2, 2024 due to the lack of a Quorum.

***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 2, 2024

Board Members Present:

Nancy Melton, Brian Gaskell, Ruth Hair, Richard Hup, Walt Mingle and Susan Parrish.

Jack Smith and Karen Stein were not in attendance tonight.

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.

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

Resident asked if a skimmer could be left out at the pool for residents to use if needed.

Resident asked about the status of Ms. Hennessey and the function of the Finance Committee.

Resident asked if police were called after the recent fence vandalism and theft from the corral.

Resident was dissatisfied that 'no weapons' signs were posted at the clubhouse/pool area. He stated we cannot put the sign up without resident vote and wants it removed immediately. This resident immediately left the meeting before the board could share the statutes allowing for placement of the signs, as well as the fact the Fayetteville Police department was contacted to verify the sign placement was legal.

Resident stated the previous resident speaker was incorrect. The 'no weapons' signs are legal and needed. This resident stated her concern over a young individual loosely carrying a gun and

ammunition from the pocket of his gym shorts. Particularly in the pool area where people gather.

Resident stated the Finance Committee will meet as soon as all members are back in town, likely within the next couple of weeks.

Resident thanked Ms. Melton and Mr. Hup for the many hours of extra duties they have taken on for the betterment of our community. Both have assumed the extra duties of vacancies within our board and financial obligations.

Ms. Melton reminded all residents that we currently have two vacancies on our board of directors. Please contact a board member if you are interested in serving.

Consent Items:

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

Ms. Rafferty provided an update on the work and challenges of getting the financial statements up to date and entered into Quickbooks.

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.

Ms. Melton – Pool – Usually the skimmer is available; however, she will mention to Mr. Jumper to please leave the skimmer out. 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.

Ms. Melton – Financial – Ms. Melton shared the obstacles we have encountered while transitioning from 'Quickbooks Desk Pro' to 'Quickbooks Online'. Ms. Melton explained the roles of Ms. Deenie Rafferty and Ms. Pete Horne. Ms. Rafferty will pay all bills, receive all invoices, input all budget items and balance the budget and bank accounts monthly along with the Finance Committee. Ms. Horne will receive all HOA dues, make all bank deposits, send all late dues statements and assist with balancing the bank statements, along with the Finance Committee. Ms. Rafferty and Ms. Horne will serve as 'back-ups' for each other as needed. Currently, Ms. Rafferty and Ms. Horne are in the process of inputting all financial data into Quickbooks beginning with the date in February when Ms. Hennessey stopped through current. The board discussed the pay for bringing all finances current and agreed that a one-time payment of \$2,500.00 to both Ms. Rafferty and Ms. Horne is fair and reasonable. Moving forward, Ms. Rafferty will be paid \$400.00 monthly and Ms. Horne will be paid \$350.00 monthly. Mr. Hup made a motion to approve this payment and Ms. Hair seconded the motion. The board members present approved unanimously.

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. Ms. McCormic read the statement of the duties of the Finance Committee. (Can be found on our website) adding the most tedious and time-consuming duty of the committee is creating the fiscally responsible yearly budget.

Mr. Gaskell – Playgrounds/Tennis Courts – Mr. Gaskell shared that he is investigating appropriate playground equipment for the community. He is looking for commercial grade equipment to include a covered slide, swings, a climbing apparatus and soft flooring/ground cover.

Mr. Hup – Grounds & Maintenance – Mr. Hup stated that heat and lack of rain is taking a toll on our grass. Watering occurs twice daily but watering cannot beat the drought conditions.

Mr. Hup shared that we had a break-in yesterday at the corral. A ‘gator’ vehicle and yard equipment were stolen. The perimeter fence at the end of Fox Drive was cut and the lock was cut on the corral. Law enforcement was called. Today, law enforcement was able to recover the stolen items. The damage/vandalism to the perimeter fencing will cost approximately \$1,944.00 to repair.

Ms. Melton made a motion to approve the fence repair. Mr. Mingle seconded the motion and the board members present approved unanimously.

Mr. Hup currently has five open maintenance work orders to include rotten fencing. Mr. Hup has two estimates for the step repair on the Fen Court residence. One estimate is \$2525.00 (King), the other estimate is \$3200.00 (Hyatt). Mr. Hup recommends Mr. Hyatt because he has done much work for us and we know the quality of his work. Mr. Gaskell made a motion to approve Mr. Hyatt to do the step repair work on Fen Court. Mr. Mingle seconded the motion. The motion passed by the following: In favor – Hup, Gaskell, Mingle, Parrish and Melton. Ms. Hair voted against.

Gail’s Cleaning will be back in August to clean gutters again. They did a good job previously and Mr. Hup did not receive any complaints about their work.

Mr. Hup continues to work on the remaining step repairs needed.

Mr. Hup stated that NC Statute 14-415-11 allows us to place the ‘no weapon’ signs. Mr. Hup also verified this with the Fayetteville Police Department.

Ms. Hair – Clubhouse – Ms. Hair stated the repairs to the clubhouse air conditioning have been completed.

The food and other items have been purchased for the July 4th cookout. The cookout is scheduled for July 4th at 4:00 PM.

The yoga classes are on hold until Ms. Hair obtains additional information. Bunco may possibly resume in August.

Ms. Hair currently has three upcoming clubhouse rentals.

Ms. Parrish – Colony I – Ms. Parrish conducts weekly walkthroughs in Colony I. She mailed 13 violation letters in June. Please do not plant vines or trees that will possibly impact fencing. All plantings should be maintained or removed by the resident. If you have empty pots on your porch or around your property, please store them inside of your fence.

We continue to have Colony I 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.

Colony II – Mr. Hup spoke to the resident on Ewe Court regarding the condition of their yard. The resident did a small amount of cleanup. The homeowner contracted the landscapers to complete the job.

Mr. Mingle – Website – Mr. Mingle asks that if you submit something to him for the website and you do not see it posted right away, please follow up with him. He has encountered some issues recently and wants to be certain postings are timely.

Mr. Mingle has noticed a political sign at a residence. These signs are not allowed in the community.

Additional business:

Ms. Melton explained the issue with the ice cream truck. A resident contacted Ms. Melton about allowing an ice cream truck come through the neighborhood. (Resident's adult son owns the truck) The board agreed to allow the truck to come on two afternoons and park at the clubhouse. The truck did not show either day and did not notify anyone that he was not coming. This was disappointing for many in the community. Truck owner told Ms. Melton that his parent did not notify him of the approval to be here.

Ms. Melton updated everyone on the Gem Court property. The homeowner has paid the lien resulting from many fines. She stated the home would be occupied by July 1, 2024 and asked for a landscaping recommendation. The foreclosure on Dow Court still stands. The homeowner has paid ½ of the fines and states he will pay the balance by July 20th.

Mr. Gaskell will meet with the Nominating Committee on Sunday, July 21st.

Mr. Gaskell will begin painting our street signs soon.

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

Ms. Melton again opened the floor to residents.

Resident asked to be notified when the step repair at her residence will begin. Mr. Hup will let her know.

Resident asked if we could send brief updates to residents. Hopefully this will grab the attention of residents.

Resident stated that the board needs to more actively initiate fines for residents in violation. Many yards look very unsightly all summer long. Ms. Melton thinks the board may need to look at the allowable timeframe for yard maintenance violations.

The meeting ended at 8:00 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 Monthly Board Meeting

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Three Colonies Homeowners Association Board of Directors Work Session

June 18, 2024

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

Absent: Jack Smith 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.

Ms. Melton distributed a card for all to sign and Ms. Melton will send the card to Mitzie Hennessey.

Ms. Melton began by sharing a detail of the work being done and challenges encountered with Quickbooks. It is taking many hours to enter all of the information since taking this over from Ms. Hennessey. We've had no training and are relying on sessions by phone with Quickbooks representatives. We are making much process but the process is slow.

Ms. Melton provided a security update. We found a young man (resident), sitting at the pool for hours, with a gun in his pocket. Our security officer spoke to the young man and asked him to leave the pool area. Mr. Smith contacted the parent and was assured the gun would not leave the home. We ask all residents to be diligent and call 911 if you feel uncomfortable or see something appearing to be illegal.

We had issues at the pool last Sunday and Monday with two groups of teenagers. Ms. Melton explained the incidents. Ms. Melton has sent a letter to the parent.

We have received a payment from the homeowner of the Gem Court home. The homeowner asked for the name of our landscaping company. She also stated the home would be occupied by July 1st. The homeowner asked to meet with the board to 'chat'. Mr. Smith will facilitate this meeting.

Mr. Hup is addressing all work orders. He is also working on clearing vines and foliage from fences to prevent fence damage.

Mr. Hup has two estimates for the repair of the steps needing repair. Mr. Hyatt's estimate is \$3200.00 and the second estimate is from Robert King for \$1250.00. Ms. Hair asked if Mr. Hyatt will do the repairs himself or will he hire someone? Mr. Hup stated that Mr. Hyatt has a masonry person on his staff that will do the work. Mr. Hup prefers to use a person we know and has done many jobs for our community. Ms. Melton and Ms. Hair shared concerns about the cost difference. Ms. Melton asked about the possibility of allowing Mr. King to do one set of steps and assess his work.

Ms. Parrish added that Mr. Hyatt is dependable and does good work for us.

Ms. Melton just cautioned that we need to be very careful with Colony I money.

Mr. Hup has spoken to the resident at 4507 Ewe Court regarding the condition of the yard. Mr. Hup will send a letter to the homeowner.

Because of the absence of several board members later this month, we will need to postpone our HOA meeting by one week. We will meet on July 2nd. Mr. Mingle will send out an email about the date change.

Mr. Thompson has questioned the board's right to meet. Mr. Hup clarified the ability to meet, as our board does, and read the statement from our bylaws.

Ms. Parrish sent 10 letters to Colony I residents yesterday. Two letters were sent by certified mail. Ms. Parrish and Mr. Hup themselves, cut many of the vines causing damage. This is the homeowner's responsibility. Ms. Parrish is making progress with reoccurring issues. Most of the issues are residences being occupied by renters.

Mr. Gaskell will update the Board of Directors roster. Please be certain Mr. Gaskell has your correct information.

Mr. Gaskell has many points of clarification to address regarding the nominations for our annual meeting. Mr. Gaskell will call of meeting of the nominating committee very soon. He will bring the information from the meeting to the board.

Mr. Gaskell will begin painting the community street signs. He will accept any help offered by other board members.

Ms. Melton asked Mr. Gaskell to research playground equipment/option for our community. He will research and share his findings.

Ms. Hair asked that 'awning' samples be updated in the shadowbox. The samples we are showing may no longer be available.

Ms. Hair will get more information regarding the request for yoga classes and the use of the clubhouse.

Ms. Hair is expecting about 75 people for the July 4 cookout. We are keeping the menu simple and will begin setup at 2:00 PM if anyone can help.

Ms. Hair has clubhouse rentals in July, August and September.

Ms. Melton shared that the ice cream truck will only park in the clubhouse parking lot. He will not travel through the neighborhood.

Ms. Melton shared that we have paid Mr. Savage (CPA) \$200.00 for the work he completed. We have asked Ms. Hennessey to please provide us with a statement to pay her any money owed to her.

The board discussed the payment to Ms. Rafferty and Ms. Horne for the work being done to bring our books up to date.

Ms. Melton adjourned the work session at 8:25 PM.

Minutes taken by Pete Horne

