

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

**March 25, 2025**

Board Members Present:

Nancy Melton, Karen Stein, Tempie Flanders, Brian Gaskell, Amanda Hines, Cindy McCormic, Walt Mingle, Ryan Parker, Kitty Petti and Jack Smith.

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.

Tonight, we welcomed the Fayetteville Police Department and Fayetteville Fire Department to speak to our members present.

Ms. Melton opened the floor to any community member(s) requesting to speak. No members signed up to speak tonight.

Ms. Melton opened by telling residents that we are happy to announce our 'Zoom' capabilities for tonight's meeting. We hope to have this available for all HOA meetings to allow all residents to hear our meetings.

Ms. Melton explained the division of Colony II & III for board assignment purposes. She also explained the Communication Policy and encouraged all residents to please read and become familiar with the policy. We cannot continue to tolerate slanderous activity from a few residents.

Ms. McCormic made a motion to approve the updated Rules and Regulations. Ms. Stein seconded and the board unanimously approved.

Mr. Smith made a motion to approve the February minutes. Ms. Petti seconded and the board approved unanimously.

Ms. Horne reminded all that the dues increased in January (Colony I - \$145.00 monthly, Colony II & III - \$113.00 monthly) We have several homeowners that continue to pay the wrong amount. If you are still paying the amount of the 2024 dues, you will need to submit payment for the shortage in your payments beginning in January 2025, please.

Ms. Rafferty provided everyone with a copy of the budget spreadsheet and shared a detailed report of the finances – to include account balances. Ms. Rafferty also explained all salary costs. Mr. Gaskell made a motion to approve the Treasurers Report. Ms. Flanders seconded the motion and the board members approved unanimously.

Ms. Melton and Ms. Stein met with representatives from First Citizens bank. They shared options to increase our return on investments. We will meet with our current bank (PNC) to determine which institution can provide our community with the best return.

Ms. McCormic has taken over Security for the HOA. She will meet with the security company in the next few days.

Some community members have shared concerns with shrubbery and trees being overgrown and could possibly become hiding places for criminal activity. Ms. Melton and the landscape team have been trying to address these concerns as money allows. While cutting overgrown landscaping, our landscaping team found a 'camp' where it appears someone has been sleeping and/or conducting other criminal activity. When found, the suspect jumped the fence and fled. We contacted law enforcement and the suspect was located. This person is not allowed to return to any Three Colonies property. Please be vigilant. If you see suspicious activity, call law enforcement. Ms. McCormic has asked for the police to patrol our area due to some reported concerns.

Ms. Flanders shared her plans to open the pool on May 24<sup>th</sup>. The opening cookout is planned for June 8, 1:00 – 3:00 PM.

Mr. Gaskell secured several estimates regarding the new playground equipment and construction. His best estimate for all-inclusive total preparation and installation was \$8925.00. The project was included in the budget for \$9,000.00. Ms. McCormic made a motion to approve this company, seconded by Mr. Smith. The board approved unanimously.

Ms. Melton updated all on the work to improve the grounds. Shrubby left unattended for years have now become trees and causing damage to fences. Trimming and replacement with small, slow growing plantings are occurring as money is available. Updates have now begun along the 4601 Keg Ct building. Roots and asphalt have been removed and clay/sand has been put down to cover. Gravel will go in next. Ms. Melton stated that this HOA is trying to do whatever we can to protect our residents. Ms. McCormic added that the roots on Dow are another safety issue to be addressed. The Hawks went into the drains and cleaned through to the Manna Church property; however, more is needed. Ms. McCormic made a motion to use the remaining balance of the fine money collected to continue this work. This money was collected through a fine and not from any HOA dues paid by homeowners. Mr. Smith seconded the motion and the board approved unanimously. Mr. Gaskell added that using this money for safety work is beneficial as we cannot put a price on safety.

Ms. Petti shared the dates of clubhouse rentals thus far for March, April, May and June. The icemaker has been installed. She hopes to start Bunco, Bingo and possibly 'movie nights' soon. Ms. Petti asked that clubhouse rental be paid by check or money order if possible. The website states 'cash only' and she asked that this be changed.

Mr. Smith has received four work orders and hopes to have them completed next week.

Mr. Gaskell, Ms. Hines, Ms. McCormic and Ms. Stein shared the number of violations within their areas. Many homeowners have submitted plans for work to be completed and many have completed the needed corrections. Fines will be charged on those not completed or those without submitted plans. The board thanked the many residents for addressing and correcting their violations. Ms. Melton added that residents address the board monthly and are not happy with the condition of the neighborhood. This board is actively addressing issues and she thanked the many residents for attending to their property violations.

Ms. Stein stated that our covenants state the HOA needs reasonable access to maintain property. Fences should not connect with their neighbor nor the perimeter fencing of the community. The HOA may need to pursue this in the near future.

Ms. Stein is updating the Clubhouse shadowbox. Several residents have questioned paint colors. Sherwin Williams on McPherson Church Road has the formula and will apply any available discount to Three Colonies residents. You do not have to purchase your paint at Sherwin Williams but you need to have the correct color.

Ms. McCormic stated the 'shell' of the new website is complete. Content is being added. Looking forward to having this complete in the very near future.

Mr. Mingle stated the current website is working fairly well and has found that our current email system is compatible with the new website. He is working on the new setup for Col I, II and III.

Ms. Melton stated that all but three residents using the corral have paid. One resident will move his property on April 1<sup>st</sup>. Reminder, the fee is \$150.00 per year for each space used. Cameras will be added for security in the corral.

Mr. Parker shared that he is currently about half-way complete with the RFQ for our townhome roofing. He certainly has more to come. Resident asked why we need a special assessment if we have the funds to pay for roofing in the reserve account. Mr. Parker explained that, although homeowners may not be happy about the assessment, it is necessary and notification was part of the paperwork signed at purchase. The HOA will do their best to find the best quality for the best price and allow homeowners as much time as possible to pay the assessment.

Ms. Melton reminded residents that our Annual Meeting will begin at 8:00 PM.

Ms. Melton made a motion to adjourn at 7:40 PM. Mr. Smith seconded the motion and the board approved unanimously.

At this time, Ms. Melton opened the floor for any additional concerns from residents:

- Resident stated they are having an issue with sand blowing into their yard. This issue is coming from the 'circle'. Ms. Melton stated that we currently have no immediate plans to work on the circle area of each court. She stated that gravel was placed in one circle and it seems to be helping.
- Resident thanked the board for trying to help her resolve the issue at her townhome. She thought it was fixed but appears to still be leaking. She has completed a workorder.
- Resident asked if the one-story townhome roofing will cost additional. Mr. Parker explained the charge will be assessed by square footage.

Meeting was adjourned 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 at [www.threecolonies.com](http://www.threecolonies.com)*

*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.*

**ADDITIONAL DETAILS FOR REFERENCE - February**

*Landscape Special Improvements - \$253.39 – Lowes = (9) shrubs for Landscape Project*

*Postage - \$116.80 – USPS = stamps for mailing Colony I, II, and III violation letters*

*Landscape Special Improvements - \$800 – Megan Hawk = Remove bushes from front entrance up to clubhouse*

*Landscape Special Improvements - \$119.03 - Hillside Landscape = topsoil for Landscape Project*

*Treasurer-Accounting Salaries - \$154.73 – Michelle Hennessey = Refund 2024 Withholding Taxes*

*Telephone/Internet - \$80.79 – Metronet = Telephone (2 Ph lines) & Internet*

*Accounting - \$275.00 – Haigh, Byrd & Lambert, LLP = Prepare 2024 - 1099s for employees and vendors*

*Secretary-Recording/HOA/Dues - \$20.66 – Betsy Horne = Refund 2024 Withholding Taxes*

*Landscape Special Improvements - \$328.25 – Lowes = (11) shrubs for Landscape Project*

*Postage - \$34.00 – USPS = stamps for mailing bills*

*Refunds (Corral Key, Dues, etc.) - \$40.00 – Betsy Horne = Refund Corral key - space no longer needed*

*Landscape Special Improvements - \$1300.00 – Megan Hawk = Remove bushes from 4601, 4603 – 4609 Keg Court*

*Landscape Special Improvements - \$296.09 – Lowes = (14) shrubs for Landscape Project*

*Colony I = \$360.00 = Southern Heritage Home Improvements = Replace siding, brick & paint – Fen Court*

*Postage - \$146.00 – USPS = 200 stamps for mailing annual meeting/voting letters*

*Community Helping Fund - \$110.25 – Food Lion & Dollar Tree = Cold Weather – goody bags for 5 shut-in neighbors*

*Landscape Maintenance Contract - \$4,900.00 – Megan Hawk = Landscape Services for February 2025*

*Office Supplies - \$69.53 – Staples – Printer Ink*

*Landscaping Improvements - \$44.13 – Lowes = Weed Killer for grounds*

*Security Guard Contract – \$5,491.94 = Parker Security for February 2025 Services*

*Treasurer-Accounting Salaries - \$400.00 – Jeweldine Rafferty = February – Treasurer Services*

*Secretary-Recording/HOA/Dues - \$494.00 – Betsy Horne – February – Secretary Services*