

This month's minutes also include the minutes of a special work session that was held on the evening of October 15, 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

October 29, 2024

Board Members Present:

Jack Smith, Nancy Melton, Brian Gaskell, Ruth Hair, Richard Hup, Cindy McCormic and Walt Mingle.

Karen Stein was unable to attend 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.

Tonight, we welcomed members of the Fayetteville Police Department (FPD) to speak to our members present. The FPD representatives shared the calls for service received for our community this month as well as provided tips for a safe Halloween.

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

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

The following concerns were shared by residents:

Question raised regarding secretary pay

Resident question if the board can legally enforce the following from new Rules and Regulations:

- \$500.00 charge to homeowners when liens are enforced

- 'Sub-lease' rentals for less than 12 months

- Individuals under 18 not to roam the neighborhood after 11:00 PM

- Trash cans exposed

Resident questioned the use of 'harmony' as a depiction of neighborhood conditions

This resident stated she had many questions and may need to email the board for additional concerns/questions

Next resident stated that if questions were emailed, all residents want the answers

When sending violation letters with dates of violation correction specified... what if someone is out of town? When does the 10-day, 30-day correction requirement start?

Requested pages to be numbered on Rules and Regulations and Minutes

Not seeing parking violation stickers on vehicles

Residents parking on grass

What is towing policy?

Trash in corner of corral

Shed in corral has hole in soffit – suggested raising price of corral use to pay for upkeep

Sept minutes stated the community conditions were deplorable. Resident wants this to be corrected to include Colony II & III only.

Mr. Smith welcomed Ms. McCormic to the board and thanked her for her willingness to serve. Mr. Smith reminded residents again that we have two board vacancies, soon to be three vacancies.

Consent Items:

Mr. Hup made a motion to approve the September minutes. Ms. Melton seconded the motion. The minutes were approved unanimously by the board members present. Ms. Horne reminded everyone that HOA dues are due by the 5th of the month. Please be sure your dues are received by the 5th to avoid the 5% late fee. She shared that letters were being sent to homeowners with a balance due or a credit. We want all homeowner accounts to start 2025 with a zero balance.

Ms. Rafferty shared the 2025 budget worksheet with all present. She provided a detailed presentation on all budget items and balances.

Mr. Hup made a motion to approve the report from the treasurer. Ms. Melton seconded the motion and the board members present unanimously approved.

Mr. Smith had to leave the meeting at 7:05.

Ms. McCormic again explained the process for speakers at our meetings. The board will not interfere with speaker's time but will try to answer questions during their update or at the end of the meeting.

Ms. Melton thanked the community for the many donations to help those in western NC impacted by Hurricane Helene. The response was great and appreciated.

Ms. Melton – Our guards are doing a good job and are trying to work with us to prevent incidents. Violation stickers are being placed on vehicles illegally parked. When one violator becomes compliant, another takes his/her place. One vehicle was recently towed. Ms. Melton shared that she tries to give the violator a warning before vehicles are towed.

We had one recent incident with a trespasser in the community. (Political solicitation). The offender came into the community before the guard came on duty. Once reported to guard, the guard approached the trespasser. Eventually the FPD had to be called when the trespasser refused to leave.

Ms. Hair - suggested providing a gift card for Mr. Campbell for his unpaid work at the pool during the summer months. The board had no opposition.

Mr. Gaskell – More to come on the playground equipment replacement. Mr. Gaskell is waiting for legal guidance regarding the nominating process for new board members.

Ms. Hair suggested that we advise the homeowners of the estimates Mr. Gaskell obtained in regard to the playground equipment and see if the residents/homeowners want to go forward with the cost.

Mr. Gaskell added that the board values input from residents but stressed the need to keep decorum. Recent meetings have gone 'sideways' which we wish to prevent.

Mr. Gaskell thanked Mr. Hup for his work and dedication to our community.

Mr. Hup – The shed in the corral needs repair. It needs to be replaced but the corral does not generate funds.

Mr. Hup shared his concern regarding money in the reserve account for Colony I. One job (step replacement) cost Colony I \$3,200.00. It is difficult to build up this account.

Mr. Hup stated this would be his last meeting. He challenged all residents to get involved, help out and work together with respect to one another. He specifically thanked Ms. Melton for taking on so many responsibilities to keep the community moving forward. Most specifically, for keeping our finances flowing and bills paid during the time when it was most needed.

Ms. McCormic - responding to a resident question, stated that as a private community, we can lawfully require residents under 18 to refrain from wandering the neighborhood after 11:00 pm.

She reminded all that our rules and regulations state Colony I residents need to place their trash cans inside fences.

Also responding to a concern, Ms. McCormic stated that homeowners will receive violation letters as it is their responsibility to maintain their property. We can no longer call residents to share covenant concerns because many residents have become so abusive.

Ms. McCormic shared her findings regarding a new website designer. (Through Minuteman Press) This company will update our website, train as many board members that request training and offer an option for online HOA dues payments. The cost will be \$3749.00. Ms. McCormic made a motion to approve this website update/change. Ms. Melton seconded the motion and the board members present unanimously approved.

Ms. McCormic stated that Ms. Horne is required to be at every meeting and take notes at the meeting, then go home and write up the minutes from each meeting. Ms. McCormic made a motion to increase her pay from \$15.00 to \$20.00 per hour for meetings, other than the monthly HOA meeting, that require minutes to be recorded. Mr. Gaskell seconded the motion and the board members present approved unanimously.

Ms. McCormic read the informational letter regarding violations to all present. This letter will be mailed to homeowners as needed. Ms. Melton added that every month homeowners tells this board they are not properly enforcing the rules. This action is not to cause and hardship on homeowners, however; the board is trying to make the community a better place. Ms. Melton reminded all that this board reduced the fines from \$50.00 DAILY to \$50.00 WEEKLY as to lessen the burden on homeowners. Any

homeowner with a violation that cannot be immediately corrected, can submit an action plan and can always reach out to a board member for assistance.

The board is discussing the mediation committee makeup and volunteers to help with situations as needed.

Ms. McCormic made a motion to approve Mr. Mingle to send the informational flyer by email. Ms. Melton seconded. The motion passed by the following vote: In favor: McCormic, Melton, Gaskell and Hup. Against: Hair and Mingle

Ms. McCormic asked Ms. Hair if she has received estimates for the purchase and installation of the clubhouse icemaker. Ms. Hair has not at this time.

Mr. Mingle - shared that he has approximately 180 email addresses for residents. When emails are sent, only 107 are opened. He also stated that he is not interested in learning any new processes with the new website.

Ms. Melton stated that the Gem and Keg Court properties are going in to the lien/foreclosure process, again.

Ms. McCormic suggested that we have a calendar of all meeting dates and event dates on our website.

Mr. Gaskell made a motion to accept the resignation of Mr. Hup. Ms. Melton seconded the motion and all board members present approved unanimously.

Mr. Gaskell made a motion to adjourn at 8:00 PM. Ms. Hair seconded the motion and all board members present approved unanimously.

Ms. Melton again opened the floor to any resident that wish to speak to a board member.

Resident stated we could email residents (if all emails were available).

Resident stated that we have several different roof colors in the community. We should have one and the sample should be in the shadowbox.

Resident stated she left the meeting last month as it became very contentious. She stated that it is 'the way you say something, not what you say'.

Residents questioned water and possible mold under residences on Dow Court. (One roof needing immediate attention – this residence has been unoccupied for some time). The board encouraged residents to check with their insurance company regarding and mold issues to be corrected. Our board will contact Three Colonies insurance as well.

Resident stated she was hurt by some of the statements made this evening. She was only asking questions, no intention of being rude. This resident feels that people do not feel a part of the community.

The meeting ended at 8:30 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 at 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.

End of HOA Board meeting minutes

Three Colonies Homeowners Association Board of Directors Executive Session

October 15, 2024

Board Members Present: Jack Smith, Nancy Melton, Ruth Hair, Richard Hup, Cindy McCormic, Walt Mingle, and Karen Stein (Brian Gaskell arrived approximately 7:00 due to another obligation)

Treasurer: Deenie Rafferty

Secretary: Pete Horne

Call to Order:

Mr. Smith called the executive session to order at 7:00 PM.

Mr. Smith opened the session and thanked all for attending.

Mr. Smith encouraged all to read the letter of response written by Mr. Mingle to one of our residents. He thanked Mr. Mingle for the well written response.

Mr. Smith stated that he will continue to work with our attorney regarding lien charges and per hour costs. Mr. Smith has contacted an attorney with HOA as his specialty. He will provide additional information to the board as he hears from the attorney.

Ms. Rafferty updated the board on the budget process and status. Ms. Rafferty will continue to work on the treasurer's report to be presented at the next HOA meeting. There was a question regarding the secretary pay increase. The board will vote on this at the next HOA meeting.

Ms. McCormic has personally contacted the resident on Fen Court (again). Her contact was not well received by the resident. This resident again became verbally abusive.

Ms. McCormic has two violation letters (Dow & Fen Ct.) going out tomorrow. Ms. Stein will send her letter also.

The board is dedicated to being fair and reasonable to all residents in violation of covenants, rules and regulations. This board is not dispassionate; however, violations must be addressed. The goal is to document the violations, notify the homeowners of the violations and provide a Jan 15, 2025 date for resolution. The board discussed the need for a mediation committee to work with homeowners if requested.

The board discussed the current and future board 'open' positions. It is a priority of this board to fill these positions.

As the last HOA meeting became disorganized and somewhat hostile, Mr. Smith asked if we wish to do anything differently moving forward. Ms. Hair stated that we need to 'be the bigger person' in these situations. Ms. Melton reminded all that the resident comment period should be reserved for residents only. The board should not respond until the board member provides their update(s).

Mr. Mingle shared that our website is working fine. He has been asked about late fees. (resident he spoke to stated that late fees cannot be assessed until 30 days past due). Mr. Mingle shared that no meeting agenda is required for routine HOA meetings, according to 47F. Mr. Mingle reminded all to continue checking their emails.

Mr. Hup distributed information provided by the Roof Max representatives.

Mr. Hup stated that pine straw is being applied in needed areas and Colony I gutters are in the process of being cleaned. He has a report of a shed that is leaking in Colony I. (This is the resident where the steps were recently replaced – Fen Ct).

Ms. Melton asked for agenda items to be sent to her as soon as possible.

With no additional business, Mr. Smith adjourned the meeting at 9:00 PM.

Minutes taken by Pete Horne

End of Executive Board meeting

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ADDITIONAL 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 improvement 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 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 Vics 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 feet; 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 Data Entry from January thru July and Security Cards 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

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

AUGUST - Colony 1 = \$900 to John Hyatt - replace/repared shingles for 4608 Dow Ct, 4613 Dow Ct, and 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 4619 Fen Ct

SEPTEMBER - General Money Market Reserve Acct = \$8900 to install 5-ton Heat Pump to tie into existing duct work at Three Colonies Clubhouse

SEPTEMBER - Colony 1 = \$1,500.00 to John Hyatt - remove & replace window, replace rotten wood @ 4614 Dow Ct (\$850) and repairs to window frame rotten wood @ 4621 Dow Ct (\$650)

