

This month's minutes also include the minutes of a special work session that was held on the evening of September 17, 2024, and a special member vote on September 26, 2024. The special vote and work session 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

September 24, 2024

Board Members Present:

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

Brian Gaskell 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 Fire Department (FFD) and Fayetteville Police Department (FPD) to speak to our members present. The Fire Department responded to six calls in our community this month. All calls were medical. Fire department personnel will check and/or replace smoke detectors and carbon monoxide detectors for residents in need of assistance, free of charge. Contact the FFD at 910-433-1155 for more program information.

The police representatives 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. The representatives explained the 'ring camera' registry program (FUSUS) and encouraged residents to research the possibility of connecting the resident's camera with the program. Residents were invited to 'Coffee with a Cop' at 467 Hay St, 7:30-9:00 AM on October 2nd and FPD Movie Night on October 11th.

The HOA Board plans to obtain several inspections/estimates from reputable roofing companies to determine the best proposal for our residents.

Mr. Hup introduced representatives from ATD Roofing to share information from their inspection of our townhome roofs. This company shared the roof inspection report and their suggestion for replacement shingles. This company believes the roofs are at the end of their life. The shared the

other services they offer. The board will hear from other companies and make the best decision for all residents moving forward.

Mr. Smith opened by reminding residents that we currently have three vacancies on our board of directors. Please contact a board member if you are interested in serving. Mr. Hup made a motion to accept the resignation of Ms. Parrish. Ms. Melton seconded the motion and the board members present approved unanimously.

Rules and Regulations have been updated. The board is committed to improve our community and hope the revised rules will help the community overall. Ms. Melton made a motion to approve the Rules and Regulations. Ms. Hair seconded the motion and the board members present approved unanimously.

Mr. Hup made a motion to approve the Solar Panel Policy. Ms. Melton seconded the motion. The motion passed. Voting in favor: Smith, Hup, Melton, Mingle, Stein. Against: Hair Absent: Gaskell

Ms. Melton shared that our community lost two residents this month, Ms. Betty Cagle and the daughter of Belva Demendoza (Megan Whitaker). Please keep these families in your thoughts.

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

Resident stated it was irresponsible not to fine the person responsible for defecating in the pool.

She asked about the irrigation 'turn off' date (next month)

She shared concerns about the pay of the Secretary and Treasurer.

Her major concern was a line item in budget for "miscellaneous items".

Next resident was aggressive in manner stating his concerns regarding his opinion that the board disregards 47F and General Statutes and is not trying to follow the law. He feels a meeting agenda, for all meetings, should be shared a minimum of ten days prior to each meeting. He objects to any business being conducted at this meeting and all votes considered invalid.

Our final speaker shared similar concerns regarding the agenda. This resident feels more residents would attend meetings if they knew the Police, Fire Dept and the roofing company representatives were going to speak. She would like for 'old business' to be on the agenda and discussed.

She is concerned that we have not had a newsletter since February.

Resident asked about violations on cars parked illegally.

This resident stated that the board 'needs to get it together'. She stated that the conditions in our community are 'deplorable'. She has lived here for 20 years and the community is in the worst condition ever.

Mr. Smith reminded all that the board is not paid for their work. Many directors work full time jobs and volunteer for the board because they are concerned about our community. This board works many hours trying to improve the condition and harmony of Three Colonies. Often the hard work of the board is criticized or goes unnoticed. We currently have three vacant positions and ask that

homeowners, willing to work, please share their interest in joining. If our community is forced to go with a management company rather than a board of directors, it will be very costly, not only financially.

Consent Items:

Mr. Hup made a motion to approve the August 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.

Ms. Rafferty provided an update on the finances. She provided everyone with an updated 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. Ms. Rafferty answered the questions posed by a resident regarding pay to Secretary and Treasurer.

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

Ms. Melton – Pool – Ms. Melton thanked Mr. Campbell, Mr. Jumper and Mr. Flanders for their work at the pool this season. Mr. Campbell continues to work on the pool throughout the winter month.

Ms. Melton explained the situation with the resident defecating in the pool. It was reported by a resident also at the pool. Of course, the incident was not ‘eye witnessed’ and the camera footage was inconclusive. The offending person has moved from the community and the pool was closed immediately when the incident was reported.

Ms. Melton - Security - 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. With the new rules and regulations, we will begin to assess a charge to the homeowner when stickers are not returned upon moving out. We hope this new procedure will help lessen this issue. Visitor spaces are for non-residents only. Violators are being notified and cars tagged for possible towing.

Ms. Melton – Financial – Finance Committee (Ms. McCormic, Ms. Melton, Mr. Hup, Ms. Rafferty. Ms. Dixon and Ms. Horne) met last Wednesday. The Finance Committee continues to work on and finalize 2025 Budget for approval by the full board.

Mr. Hup – Grounds & Corral – Mr. Hup stated that all is well with the Grounds. We have a few ‘non-functioning’ items in the Corral. This is being addressed.

Ms. Hair – Clubhouse – Ms. Hair made a motion to approve the air conditioner replacement for part of the clubhouse. Mr. Smith seconded the motion and the board members present approved unanimously. Ms. Hair stated the exterminator was here yesterday. She plans to have Bunco on October 11th. The Harvest Fest is scheduled for November 2nd. If anyone has suggestions for other community events, please contact Ms. Hair.

Ms. Stein - Colony II – Ms. Stein shared that she sent 5 violation letters this month. One violation is nearing the date fines will begin to accrue.

Mr. Mingle – Website – Mr. Mingle shared that we could see a \$30.00 carry-over charge with website billing.

Ms. Melton shared that the phone is out at the Guard House. This is a temporary issue and she and Mr. Smith are trying to get Metronet to correct this issue right away.

Mr. Hup asked if there was any update on the issue with the ‘circles’ in the courts. Mr. Smith continues to investigate affordable solutions.

Mr. Hup made a motion to adjourn. Ms. Melton seconded and the board members present approved unanimously. 8:45 PM

Mr. Smith again opened the floor to any resident that wish to speak to a board member.

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

MAY - Repairs Bldg. = Drywall repairs around windows in Clubhouse, paint, materials & labor = Not a budgeted item will come from MMKT

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 - 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 \$250, and 4624 Fen Ct replace st

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 Data Entry from January thru July and

AUGUST - Colony 1 = \$2125.00 to John Hyatt for repairs to 4610 & 4619 Fen Court and 4632 & 4658 Keg Court. Remove & replace 30 F
AUGUST - Colony 1 = \$900 to John Hyatt - replace shingles for 4650 Keg Ct and 4622 Dow Ct and replace wood around window and pair
AUGUST - Colony 1 = \$900 to John Hyatt - replace/repairs 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 461 Fen Ct
SEPTEMBER – General Money Market Reserve Acct = \$8,900.00 to install 5-ton Heat Pump to tie into existing duct work at Three Colonies Clubhouse

The meeting ended at 9:00 PM.

Minutes taken by Pete Horne

End of September HOA Board Meeting

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.

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Special Vote On September 26th the board voted to accept Ms. McCormic to the board to assume the responsibilities of Colony I and complete the term vacated by Ms. Parrish. The motion passed by the following vote:

In favor: Smith, Melton, Gaskell, Hup, Mingle and Stein. Against: Hair

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Three Colonies Homeowners Association Board of Directors Work Session

September 17, 2024

Board Members Present: Jack Smith, Nancy Melton, Brian Gaskell, Ruth Hair, Richard Hup, Walt Mingle, and Karen Stein

Secretary: Pete Horne

Call to Order:

Mr. Smith called the work session to order at 6:30 PM.

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

Mr. Hup introduced Mr. Russell Camper from Roof Max. Mr. Camper provided an alternative to new roofing which may extend the life of our current roofing. His company applies a soy based product to rejuvenate

current shingles. His product is approximately .80 per square foot of roofing. They provide a 5-year warranty. This is only one option. Other companies will share presentations, product information and pricing. The board is gathering multiple bids to provide our residents with the best quality and most cost-effective product.

Mr. Smith stated that he will continue to work with our attorney regarding lien charges and per hour costs. Mr. Smith shared that we recently received a good sum of money in fine charges. The board is discussing ways to use this money for improvement / help in needed areas of our community.

Ms. Melton shared that much time is being spent on foreclosures and liens. This process takes a lot of time on the part of the Treasurer and Secretary. We have at least two homeowners that are repeatedly in the lien/foreclosure process.

Ms. Hair shared that she is aware of a 'nuisance' law that may be a possibility for relief on the Gem Court property. Mr. Smith will add this question to his list of questions for our attorney.

Ms. Hair distributed estimates for clubhouse air conditioning repair/replacement. Best estimate was approximately \$8,900.00 from Vic's Heating and Air. The board consensus was to move ahead with Vic's. The board will vote at the next meeting.

Ms. Hair asked if Mr. Smith contacted the person who made a complaint to the board? Mr. Smith did contact the homeowner.

Ms. Hair asked about the newsletter. Mr. Smith is currently working on the newsletter and asks for submissions no later than Friday.

Ms. Hair shared the following:

Bunco – Oct 11, Nov 15 and Dec 6

Harvest Fest – Nov 2

Wine / Cheese event – Dec 14

Mr. Gaskell asked for a clarification of a question from the nominating committee. Mr. Smith will follow up.

Mr. Gaskell asked if everyone received the most recent playground equipment quotes.

Mr. Mingle stated the 'Realtor' information may need some updates.

Ms. Stein shared discussion regarding awnings and shades attached to homes. This may be included in the Rules and Regulations.

Mr. Mingle did not have a report this evening.

Ms. Melton informed the board of a renter requesting proxy from the owner of the home he/she rents. This renter additionally expressed several other concerns regarding the condition of our neighborhood. The board will look into the proxy question.

Additionally, we need to implement a regulation regarding the return of vehicle sticker(s) when a resident no longer resides in our community.

With no additional business, Mr. Smith adjourned the meeting at 8:55 PM.

Minutes taken by Pete Horne