

HOA Countryside

Quick recap

The board meeting focused on reviewing and approving the budget, which showed healthy account balances and no need for HOA dues increases despite some expenses being eliminated. Updates were provided on various neighborhood matters including landscaping work, sign installation delays, and real estate market conditions, with the board discussing ongoing challenges with permits and maintenance issues. The conversation ended with discussions about upcoming events, including a mandatory HOA board member training session and plans for advertising the annual meeting in December.

Next steps

- ✉ Maria: Get the survey document from the Sedgefield house homeowner and physically scan it for the permit
- ✉ All board members : Join the required 4-hour Zoom course for HOA board members on November 19th at 10am-2pm
- ✉ MedMario: Reschedule doctor's appointment from November 19th 10-12 to attend the board member training course
- ✉ MedMario: Follow up with Matt from landscaping about grass replacement on the west side in November
- ✉ MedMario: Discuss with Matt about putting Christmas plants at north and south entrances
- ✉ Chris: Obtain a copy of the landscaping contract
- ✉ Maria: Send violation letters to the corner house regarding grass maintenance
- ✉ Maria/Saskia: Send letter to the Asian lady's house on the corner regarding overgrown landscaping
- ✉ Maria: Follow up with sign contractor about cost and contract with change order clause for any increased costs
- ✉ MedMario: Report the fallen dead pine tree behind Peter's house to Duke Energy
- ✉ Chris: Mail out postcards for the annual meeting by Monday
- ✉ Chris and MedMario: Put out signs for the December 2nd annual meeting

- ✉ Maria: Set up MailChimp and work on getting residents to turn in proxies for the annual meeting
- ✉ MedMario and Chris: Drive through neighborhood Wednesday morning to check on trash cans and the Meadowood property with items outside
- ✉ MedMario: Send new pictures of the Meadowood house with items in front to Maria
- ✉ Chris: Prepare October Treasurer's report for the annual meeting on December 2nd

Summary

Budget Approval and Sign Update

The meeting began with a discussion about attendance, noting that Laura and Lauren were absent. Chris confirmed the main purpose was to approve the budget, which the group had received via email. Maria mentioned she would provide an update on the sign situation after the budget was approved. MedMario formally called the meeting to order, and the group confirmed they had a quorum despite some absences.

HOA Financial Review and Savings

The board reviewed the September financial report, which showed no new HOA dues and only bank interest of \$45.75. Chris reported that recurring expenses were limited to Duke Energy and landscaping bills, with total account balances of \$24,150.69. The board discussed the elimination of several expenses including the PO Box fee and storage expense, and confirmed that JotForm would be used for free to handle ARC forms. After reviewing the financial situation, including approximately \$8,000 in reserves, the board agreed there was no need to raise dues for the year as current collections exceeded fixed expenses.

HOA Board Training and Permit Updates

Maria discussed the need for a scanned document from a homeowner for a permit application, which she plans to handle soon. She also informed the group about a mandatory 4-hour Zoom course for HOA board members, scheduled for November 17th from 10 a.m. to 2 p.m., and encouraged everyone to register. MedMario expressed concern about scheduling conflicts but confirmed he would attend the course.

Landscaping Delays and Market Shifts

The group discussed landscaping issues at a property, where MedMario reported that grass replacement and planting work was delayed due to pending signs and coordination with the crew chief. Maria noted that sign installation was delayed by 1-2 weeks due to waiting for engineer-stamped plans, with the project likely not completed until early spring. The team also discussed real estate market conditions, with Chris noting that the market had shifted to more balanced conditions with 5.9 months of inventory overall and 4.5 months for condos, though condos remained a better market for sellers.

Neighborhood Updates and Maintenance Challenges

Maria reported that she had not yet sent letters to the corner house regarding grass issues, due to construction-related distractions and other commitments. The group discussed ongoing challenges with obtaining permits for the south entrance sign, which is technically on Duke's land despite the neighborhood association paying for electricity. Chris mentioned that he would be sending out postcards next Monday, and the group agreed to put up signs advertising the December 2nd annual meeting, noting that dues would be due by January 31st. The conversation ended with updates on various neighborhood maintenance issues, including a dead pine tree leaning towards a trail and ongoing problems with a sprinkler system.