

# Catherine's Way HOA Inc – Developer Controlled

## Annual Meeting Minutes 2026

April 24, 2026

**Quorum:** 6 Members Needed

**Quorum Established:** 7 Members Present : 1 Proxy submitted = 8 Members

**Introductions:** Chasidy Abadia of Advantage Gold Realty (AGR) Introduced herself and Advantage Gold Realty.

**Review of Budget:** Chasidy reviewed 2026 Budget to membership

**Budget Ratified for the 2026 Calendar year**

**Meeting Called to Order:** 5:15pm

**Meeting Minutes** – This is the first Annual Membership Meeting – There are no meeting minutes to review.

**Treasurers Report** was reviewed by Chasidy Abadia of Advantage Gold Realty (AGR)

### Open Forum

- Street Maintenance – The developer is trying to turn the roads over to NCDOT so that the HOA is not responsible for street maintenance. Management has let the developer know of street maintenance concerns. No road maintenance will be completed until the neighborhood has been completed.
- Culvert Maintenance – This will be included in the punch list for roads when turned over to NC DOT. However, Property Swale Maintenance in front of each lot is the responsibility of the lot owner.
- Lawn Care – Currently the developer is maintaining the common areas, however, it is being budgeted for the responsibility of HOA to take over once the neighborhood is completed. NO HOA Funds has been spent on Lawn Care to date.
- Lighting at the Mailbox - No additional funding will allow for lights to be installed, however, management has reached out to the developer regarding member concerns for lighting at the mailbox.
- Insurance – Currently, the developer is maintaining the appropriate insurance for the HOA while under developer control period. However, it was budgeted for the 2026 Calendar year as the neighborhood nears completion and the responsibility is turned over to the HOA. NO HOA Funds has been spent on Insurance to date.
- Common Area – Fire Department Ln, is this easement for the Fire Department only? Management to look into the fire department easement for further membership clarity.

**Meeting Adjourned:** 6pm