

Annual Meeting Minutes

November 7, 2023 at Rhodestown VFD

- Meeting called to order at 6:06 p.m. by Bob Westlake to establish quorum - meeting adjourned at 6:06 p.m.
- Meeting called to order at 6:07 p.m. - meeting adjourned at 6:07 p.m.
- Meeting called to order at 6:08 p.m. - quorum established
- Officers present: Bob Westlake (P), Valentino Frate (VP), Stacy Rosales (T), Carrol Larimore (S), and Jason Helt (M@L)
- Treasurer's Report presented by Charity Hurlbert of Advantage Gold Realty
 - Explained the Profit and Loss Statement and Balance Sheet
- 2024 Budget Ratification – budget presented by Charity Hurlbert
 - Explained how to read the proposed 2024 budget
 - Described that the money is spent on taxes, attorney fees, electricity, landscaping, postage and mailing
 - Explained Capital Improvement Funds and that leftover money is placed in the Capital Improvement Fund
 - Motion to approve budget made by Carrol Larimore, seconded by Jay Helt; motion for budget approved
- Elections: open positions
 - Vice president – Jake Donnenwirth. Lynnette Vance made motion to elect Jake Donnenwirth, seconded by Candance Jones; motion approved
 - Treasurer – Kyle Boggs. Hannah Boggs made motion to elect Kyle Boggs, seconded by Julie Furrow; motion approved
 - Member at large – Stacy Rosales. Brenda Leiva made motion to elect Stacy Rosales, seconded by Hannah Boggs; motion approved
- Announcements:
 - The 2023 Board's focus was pursuing the delinquent accounts
 - November 3, 2022 amounts owed: \$15,079.10 = 22 members
 - July 1, 2023 amounts owed prior to assessments: \$2,376.40 = 4 members
 - Delinquent amounts as of November 3, 2023: \$9,256.95 = 23 members (4 accounts are one builder)
 - The Vice President had volunteered to replace burned out lights on the front fence instead of hiring an electrician as done previously, which saved the HOA money
 - Asked for a volunteer to take over light replacement – Kyle Boggs volunteered
 - The Board proposed holding a Christmas decorations contest again: 1st place - \$100 gift card, 2nd place - \$50 gift card, and 3rd place - \$25 gift card
 - Motion made by Lynnette Vance, seconded by Julie Furrow, motion approved
 - Member suggested having a sign placed at the front entrance besides posting the contest on Facebook since not all residents are on social media

- Proposed to look into having pot holes repaired around stop signs
 - Charity Hurlbert suggested checking with NCDOT first
- Open forum
 - Member asked how many houses can be in subdivision prior to needing another entrance
 - Charity stated Advantage Gold manages HOAs with over 500 homes and they only have one entrance. She does not think there is a set number of homes.
 - Member asked about ditch cleaning/digging out
 - Charity suggested using the NCDOT website to request action
 - Member asked if she could keep her 20-foot skeleton up all year long as a neighborhood mascot and decorate it for every holiday
 - The Board said they would vote on it at their next meeting
 - Member commented that the front bushes needed trimmed
 - The Board explained that the bushes were cut on a regular basis and that a landscape renovation for the entrance would be looked into
 - Member claimed that since 2017 there has been communication delays between the Board and homeowners in regards to annual assessments. Member wanted an additional person designated to handle communication with homeowners
 - Bob Westlake explained that Advantage Gold forwards all emails they receive and that the HOA email is checked daily and responded to
 - Carrol Larimore explained that annual assessments of \$225 are due annually on July 1st and late on July 30th which has been posted in 2 newsletters in the past year. Invoices for delinquent accounts are mailed quarterly. Collection procedures were also explained.
 - Jay Helt explained why Advantage Gold was hired in 2020 and that there has not been a full Board due to COVID and a lack of volunteers until this Board
 - The Board will post the HOA's and Advantage Gold's email address on Facebook
- Meeting adjourned at 7:39 p.m.