

Park Meadow HOA Annual Business Meeting: 1-17-2018

Start Time: 7:05 pm

End Time: 8:34 pm

Total Attendance: 7 (includes 2 board members and our City Counsel Rep Maura Wroblewski)

Topics: Annual HOA Budget, Park Upgrades, Landscaping Upgrades, Proposed Greenway and Mixed-Use Path Updates, Residential Street Repaving Update, Inoperable Vehicles and Parking on Lawns/Sidewalks and Delinquent Homeowners

2018 HOA Budget:

The 2018 Park Meadow Budget was reviewed and approved by those in attendance. The budget can be reviewed on the HOA's website: <http://www.parkmeadowhoa.org/>

Note: it was decided that the Long-Term Improvement Fund can be used for Landscaping improvements and Park Upgrades if the current funds for those categories is insufficient.

Park Upgrades:

The Board will begin pricing, replacing and adding play ground equipment to the park this year.

The Board will begin pricing the necessary repairs to stabilize the park bridge.

The Board will look into installing a surveillance system in the park to protect against vandalism and criminal activity to protect our investment and the residents that use the park.

The Board will look into building a storage building in the park to house HOA property including items used to host social gatherings.

A committee will be formed to determine what type of playground equipment should be added to the park. The committee will present its finding to the Board for approval.

Landscaping Upgrades and General Maintenance:

The Board will instruct the landscaping contractor (Turf-Tamer) to upgrade the flower beds at the neighborhoods entrances to replace dead, dying and mature plants to create a new look using earmarked funds.

The Board will also instruct the contractor to trim up the exterior fence line and replace any dead shrubs (excluding the fence line along Wall Triana). No work will be done on the Wall Triana border until the full effects of the City's planned installation of a Mixed-use path is determined. This report is anticipated in the next couple of month.

The Board will instruct the contractor to clean-up & trim-up the tree line that borders the creek to the north of the neighborhood. This project is intended as maintenance only as a proposed Greenway will be crossing somewhere in the same area and we do not know the full effects its

will have in this area. This is to include any and all HOA owned areas.

The Board has received several complaints about the exterior fence line landscaping encroaching into their yards and damaging the fence. Residents are allowed without asking permission from the HOA's ARC Board to trim back any plants that cross into their back yards up to the fence. If you wish to trim any further residents will need to get permission from the ARC Board and will assume all risks and liabilities from any approved work in those areas.

Proposed Greenway and Mixed-Use Path:

The City is negotiating the purchase of the last parcel of land needed to extend the Greenway on Balch Rd to the bridge on Wall Triana near the Bridge Field Community. It is currently unknown which side of the creek (Mill Creek) the Greenway will be placed on. We do not know the timeline yet for its construction.

A Mixed-use path is planned along side Wall Triana connecting to the one along the Bridge Field neighborhood. Talks are underway for a corporate sponsor of the path (rumored to be The Home Depot). We are currently awaiting the engineering study to be completed on this project to determine its effects on our landscaping along the fence line on Wall Triana.

Other City Updates:

We will be getting a Publix at the old Kroger site on Hughes Rd. and an IGA near Gillespie Rd. The city is also looking into building two new schools, locations are not determined.

Park Meadow Residential Paving Update:

Through the hard work of our City Counsel Rep Ms. Maura Wroblewski the streets in our neighborhood will all be repaved on the current 5-year plan. This plan can be viewed at the City's website, the HOA's website and on our Community Facebook Page.

Inoperable Vehicles (of any kind) and Parking on Lawns/Sidewalks:

The City's Codes supersede any HOA Covenants on this subject. The City will issue residents a citation if they park on the grass, block any sidewalks or have inoperable vehicles (of any kind) in their yards, driveway or the street in front of their house. The Board has received numerous complaints about this (one of the most complained about subjects) and will aggressively report violators of this. This includes boats, trailers and RVs etc. (these vehicles are allowed but only for short term storage)

The Board has received numerous complaints about the inoperable vehicles parked in the driveway outside of 324 Holly Springs. The residents have covered those vehicles to meet the City's Codes. However, will be pursuing options to have them removed or moved into the resident's garage.

Delinquent Homeowners:

In previous years (prior to 2017) the delinquent homeowner(s) had liens filed against their properties. This however did not solve the problem and a new tactics of filing the liens and personally suing the homeowner(s) was adopted. This allows the HOA to garnish their wages if need be. This has resulted in the 5 delinquent households to enter into payment plans contingent upon timely payments and not incurring any further liens for non-payment. One homeowner has paid off their total (\$2000+) to bring down the outstanding debt to approximately \$11,000. The Board will continue and step-up this new aggressive practice to collect the annual dues.

Misc:

An idea to replace all of the shrubs along side Wall Triana after the construction of the Mixed-Use Path was floated by Mr. Matthew DeMarsh HOA Treasurer. It was suggested that we find some evergreens or other shrubbery that will help to reduce the noise coming from the increased traffic in this area. It was also understood by all present that this kind of project could easily exceed \$100,000. This idea and how to pay for it will be looked into at future meetings.

Volunteers for the open Board positions for Vice-President and Secretary were requested. No one volunteered. These positions are open to anyone interested in them.

Comments from the President of the Board:

It was brought to my attention that several members of our community are unavailable to attend meetings held on Wednesday nights. In previous years the Annual Business Meeting was held on Tuesday nights. All future meetings will be scheduled back to Tuesday nights. I will also continue to hold mini-meeting at our Easter Egg Hunt and Fall Socials but these will be fairly informal and are contingent on those events taking place.

Thank you,

Kameron Popkey
HOA President