

**Farmwood East HOA**

PO Box 691148

Mint Hill, NC 28227

Subject: *FEHOA Annual Meeting on 10/21/2014 at Mint Hill Town Hall.*

Howard opened the meeting and introduced Dale Birkhead to present our financials.

Dale reviewed the 2014 YTD expenses and YE outlook and also presented a proposed budget for 2015, based on keeping the annual expenses as well as HO dues flat, which was then approved by a majority vote. He pointed out that with prudent expense control our capital reserve fund has now grown to \$3k. Replacement of front gate lights with new lights fixtures has been taken care of and Halogen bulbs will be replaced with LED bulbs over time.

Barry Shearin our guest from CMUD, gave an updated status of contract negotiations with AQUA for acquisition of their water/sewer infrastructure, serving FarmWood East and a number of other Mint Hill neighborhoods. His expectation is to conclude those negotiations with a contract by YE 2014. After that they will start with an engineering review and evaluation of changes required to meet City/County standards. In parallel there is an additional set of process steps involved that include final approval by NC Utilities Commission. That will move the actual implementation date to sometime in 2015. Transition to City water/sewer will involve a number of changes - connecting water/sewer main connections, addition of fire hydrants, and change of existing water meters for every home. All this is expected to be done by CMUD without any charges to homeowners. But for homes with **private sewers** that are currently NOT connected to Aqua systems, there will be a cost (approx. \$3k) for connecting to the City sewer system.

It is recommended that those homes **get connected** to Aqua system (at a much lower estimated cost) right away, prior to transition to CMUD. Another issue is that the pressure in some homes may go up some and they may need to check/replace water pressure regulators inside, to handle at least 50psi. Home owners are expected to receive more information via snail mail from CMUD as things develop.

Brian Welch, Mint Hill Town Manger, then gave an update on many of the activities planned in and around the vicinity of Farmwood East. He indicated that Publix store would open by end of November and shared many other changes around. Build of sidewalks on Lawyers from our neighborhood all the way to NC 51 is planned but no dates scheduled so far.

Pam Eggleston discussed the Christmas Ornament swap event for FWE ladies, scheduled sometime for early December and she will be sending out additional details as she firms up details.

Howard repeatedly solicited nominations for the board, and then moved a motion for election of the current board members for 2015, which was approved by acclamation.

Howard then closed the meeting and thanked everyone for attending.