

## **Farmwood East HOA**

PO Box 691148  
Mint Hill, NC 28227

**Subject:** *FEHOA Annual Meeting on 01/04/2023 @ 7:00PM at MH TownHall*

Board members Adam Butler, Chris Koch, John Turner, Mary Gaye Fielding, Tom Breslin and Tom Morgan attended the meeting. We also had 12 homeowners who attended in person.

Adam opened the meeting welcoming the attendees and then introduced our Treasurer Tom Breslin. Tom shared the financials summary for the year and restated that most of our expenses are meant to cover front entrance upkeep, Electric power and City water bills. He addressed many questions from the attendees and indicated that our YE2022 income/expense posture looks very challenging, because of inflationary cost increases, and also due to continued nonpayment of HOA dues by a number of homeowners.

There was a lot of frustration expressed by attendees over some homeowners choosing not to pay their dues. One of the homeowners, Howard Pence suggested that anyone present who hasn't paid their 2022 dues should leave the meeting, but everyone present stayed and the meeting continued.

There was some discussion about speeding issues on Hollow Oak Drive, and its mitigation. A question was raised about the decorative speed limit sign made by Ed at the front entrance that has been knocked over and also the digital speed check metal sign that is not working anymore. John volunteered to follow up with Ed and Mint Hill police Dept. to resolve these issues.

We had a lot of discussion about landscaping service issues at the front entrance led by Mary Gay. The general consensus within the meeting was that the island in the middle at the front entrance needs a lot of improvement. A suggestion was also made about pressure washing the sidewalks. In response, it was pointed out that we have been quite constrained by our precarious financials from addressing these issues. Mary Gaye made an impassioned plea justifying additional spending to enhance the ambience of the front entrance, as a small but prudent investment in holding up the home values of all homes in the entire neighborhood!

To address the budget issues a motion to increase our annual HO dues to \$175 starting January, 2023, was proposed, voted on and passed unanimously. Someone suggested publicly thanking all those who have paid their 2022 dues and also adding financial summary chart on financials to the HO dues notice that we send out as a reminder. Howard Pence volunteered to work with Tom on revising the Dues notice letter, that will be sent sometime after the requested target date for receipt of the HO Dues. There was some discussion about coming up with ways to facilitate more interaction between neighbors, particularly newer and younger families moving in.

John then asked for nominations for 2023 board positions. Homeowner Billy Smith proposed a motion that the current board stay in place as is, with Howard Pence seconding it. All the attendees then voted approving the motion unanimously.

John then closed the meeting by thanking the board, and all the attendees for their continued support of the HOA. He also agreed to schedule the next board meeting and will send out details soon.