

Farmwood East HOA

PO Box 691148
Mint Hill, NC 28227

Subject: *FEHOA Annual Meeting on 10/22/2013 at Mint Hill Town Hall.*

Steve opened the meeting and welcomed all the attendees. He then introduced Barry Shearin our guest from CMUD.

Barry has been working with AQUA to acquire 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 Christmas. 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 around April, 2014. 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 to Electronic meters for every home. All this is expected to be done by CMUD without any charges to homeowners.

Brian Welch, Mint Hill Town Manger, then gave an overview of many of the changes planned in and around the vicinity of Farmwood East. He talked about Publix store planning to start their build up starting January, development of single family homes only between our neighborhood and the Commercial (Publix etc.) area. Build of sidewalks on Lawyers from our neighborhood all the way to NC 51 is also expected to be completed within the next 18-24 months.

Alot of discussion about the vacant lot at 6721 Hollow Oak Dr, that is being considered for foreclosure by Mint Hill for tax arrears. The town proposes to clear a greenway walking trail thru this lot, add adequate lighting and facilitate easier access to walk to Publix and other businesses nearby. Brian is neutral on this issue and is offering this enhancement as a benefit to the neighborhood with no cost to us. But he asked that we poll the entire neighborhood and give him our approval to proceed. We will be sending an eMail note for you to indicate your position on this issue and our plan is to respond back with our formal position by first week of December.

Mint Hill Police Sergeant then gave an update on the crime posture in our neighborhood highlighting the fact that unlocked cars and unlighted areas were key issues of concern. He offered a security check list for homeowners to use and also a willingness to come and do a training session on effective Neighborhood Watch programs. He encouraged us to invite them at any and all neighborhood functions to help build a more cooperative relationship with them. **The individual home security check list will be scanned and emailed out to each contact in FWE.**

Next Dale Birkhead reviewed the 2013 YTD expenses and YE outlook and also presented a proposed budget for 2014, based on keeping the annual dues flat at \$100, which was then approved by a majority vote. He highlighted two significant expense items expected next year - 1) Replacement of front gate lights with LED lights and fixtures 2) Professional trimming of trees near the front entrance.

Pam Eggleston discussed the Christmas Ornament swap event for FWE ladies, scheduled for Tuesday (12/5/2013) at 7:00 PM at 6525 Hollow Oak Drive. She will be sending out a reminder with additional details as we get closer to that day.

Steve announced his desire **to retire from** the board effective YE2013, and then moved a motion for election of the rest of current board members plus two new members (Mark Angelelli, Dolores Slaten) for 2014, which was approved by acclamation.

Steve closed the meeting and thanked the volunteers who over the years have worked diligently on keeping the neighborhood looking good, by taking care of front entrance Flowers, Lights, Signs etc.

The team thanked Steve for his dedicated service and thoughtful leadership over the years and gave him a round of applause for a job well done!