

## **Farmwood East HOA**

PO Box 691148  
Mint Hill, NC 28227

**Subject:** *FEHOA Annual Meeting on 02/07/2024 @ 7:00PM at MH TownHall*

Board members Adam Butler, John Turner, Sandra Beck, Tom Breslin and Tom Morgan attended the meeting. We also had 30+ homeowners who attended in person.

John opened the meeting welcoming the attendees and recognized three new owners who were present. John then introduced our Treasurer Tom Breslin.

Tom presented the financial summary for the year, highlighting that the majority of our expenses go towards maintaining the front entrance, covering power and water bills. He fielded numerous questions from attendees, noting that due to inflation, landscaping costs increased, contributing to higher expenses in 2023 compared to 2022. Concerns were raised about the budget, particularly regarding landscaping expenses. Discussion arose regarding the necessity of website hosting versus relying solely on a Facebook page, with strong and varying opinions from attendees. Challenges persist with some homeowners failing to pay HOA dues. Despite raising annual HOA fees last year, our overall financial posture remains precarious. Tom and Jennifer agreed to collaborate on drafting a reminder letter to homeowners regarding the upcoming deadline for paying their 2024 HOA dues.

Homeowner Howard Pence asked about the speed radar sign post that used to sit near Rachael Goodman's home. It remains there without the digital sign. Another homeowner Jonathan Martin brought up the issue of a culvert between his house and Mint Hill Commons that floods regularly, and has already arranged to have someone come over to check it.

There was some discussion about coming up with ways to facilitate more interaction between neighbors, particularly newer and younger families moving in. Rachel Goodman brought up the topic of asking if it would be a good idea if all of the board members (as opposed to the officers) were to combine their efforts and serve in place of a Social Chairperson.

We had extensive discussions regarding the binding nature of HOA covenants. Howard Pence indicated that the covenants are binding, although the status of the HOA itself is not as clear. Last January Rachel actively researched our HOA status further by contacting the law firm that wrote our original covenants as well as three different HOA Management companies. All three companies checked with the NC Secretary of State website and stated that we were in fact a registered HOA and had the right to collect dues and enforce covenants. Homeowner Chris Facente mentioned he had consulted with a real estate lawyer and a judge who were friends of his, and Chris disagreed with the information Rachel had been given. Alex Salguedo proposed the idea of hiring an attorney who is specifically skilled in the area of HOA for clarity for our neighborhood.

John then asked for nominations for 2024 board positions. Jennifer Rogers who grew up in the neighborhood and lives on Austin Ct, volunteered for the role of President. All the attendees voted approving the motion unanimously. Charlie Tew, another original resident, also volunteered to join the board at-large, and was approved by acclamation. Our Treasurer Tom Breslin graciously agreed to continue on the board, in that role until an appropriate candidate volunteers to transition from him.

John closed the meeting by thanking the board, and all the attendees for their continued support of the HOA.

Jennifer then thanked John for his service on the board, and indicated that she will shortly schedule and send out details about the first meeting of the new board.