

Farmwood East HOA

PO Box 691148
Mint Hill, NC 28227

Subject: *FEHOA Annual Meeting on 11/19/2020 @ 7:00PM via ZOOM*

Howard opened the meeting and then introduced our Treasurer Dale Schmidt, who shared copies of the financials via Zoom with all the attendees, and made the point that most of our expenses are to cover front entrance upkeep, Duke Energy power, and City water bills. He indicated that our YE2020 income/expense posture looks good and addressed many questions from the attendees. There was some discussion on whether our sprinkler system needed some sort of City certification, that would incur a small fee this year.

The issue of infrastructure improvements planned by the City, related to a new sewer connection that will affect homes next to the creek in the area between the two Cul-de-Sacs on Hollow Oak Drive, came up, and its possible impact on our home owners. Dale Schmidt indicated that we should expect the City to take care of all the repair issues with no cost to the HOA. One of the homeowners (Alex Salgado: 704-573-2103) who has been following up on this diligently, volunteered to share additional details about this project by the City. After much debate, we also agreed to rebuild our Capital reserve fund by transferring half of the YE surplus to that fund. There was agreement on continuing with the current lawn service provider, but only after Sandra Beck, verifies that the contract terms from last year have not changed.

A question was raised about the timing of removing barricades on Hollow Oak towards Cheval, and Howard indicated that it would not happen once a critical percentage (70-80%) of total planned houses in Cheval get built. Lots of discussion about overall aesthetic upkeep of homes and in particular about a eyesore of cars on blocks on some driveways. Dale Birkhead indicated that the one on the corner of Hollow Oak & Shady Oak is expected to be moved shortly. Tom Breslin and others raised a lot of concern about traffic infractions at the two stop signs, posing a real hazard to young children. After much spirited debate, it was agreed that we should on a regular basis contact MH Police for more effective policing. Regarding the possibility of adding speed bumps at the two stop signs, Delores has already researched that and found that no **new** speed bumps are permitted now in Mint Hill. Rachel brought up the issue of pursuing a note on the website, encouraging folks with specific steps to keep up their yards, in the interest of preserving our collective property values.

Howard then asked for nominations for the 2021 Board, and after some discussion here are folks who have agreed to be on the board: Mary Gaye Fielding, Sandra Beck, Rachel Goodman, Delores Slaten , Sarah Stevens, Tom Breslin, Lal Vishin. A couple other names being pursued by Rachel are *Chris Koch, Alex Salgado, Tom Morgan, Nancy Morgan.*

Howard then closed the meeting by thanking all the attendees, and Sarah thanked Howard, Marty, and others leaving the board, for their dedication and service. I also want to thank Sarah for setting up and hosting this first-ever FEHOA Zoom meeting.

Howard agreed to schedule the final meeting by YE 2020, for an orderly transition to the new board.