

HEDINGHAM COMMUNITY ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES, July 19, 2017

The meeting was called to order at 7:00 PM by Reid Twine. Directors in attendance and introduced as follows: Reid Twine, Reid Smith, Cristina Serafino, Jennifer Moore, and Ed Behan. Also present, Jeff Allen, Interim Community Manager.

The board of directors approved the June 2017 meeting minutes via email.

- I. Phase V Townhome Roof Replacement – Ed Behan made the motion to accept the proposal from HRH Roofing Company to replace the remaining 78 roofs in Phase V of the roof replacement project in the amount of \$196,567. Approved by the Board.
- II. Revision to Pool Guest policy – The Board agreed to allow 12 year olds with their own scan card to bring one guest to the pool between the ages of 12 and 17. The guest must pay the \$2 guest fee.
- III. US Security – Derron Lee, Operations supervisor and Jasmine Garrido, Mr. Lee introduced himself as the new Operations Supervisor for HCA. Patrol Officer Garrido reported on recent activities in the neighborhood. Writing parking tickets continues to be the main activity but more emphasis is now being placed on patrolling more of the community and showing a more consistent presence in the neighborhoods. The Violations Committee requested that Officer Garrido attend Violations Committee meetings.
- IV. Sewer Lift Station - Valerie Spalding. Ms. Spalding reported that the contractor expects to begin the project in August.
- V. Secretary's Report - Christina Serafino that the Newsletter will be available and mailed to the residents within approximately a week.
- VI. Treasurer's Report – Ed Behan noted his concern about the current cash flow and recommended a moratorium on any new unnecessary expenses. Ed reviewed the status of the Reserve Accounts noting that money has been set aside for the sewer lift station project and roof replacement. Ed wants to keep \$250,000 in cash reserves to fund any unanticipated large expenses. It was noted that a lot of money was spent on the pools this year that was unanticipated but we do not expect additional large pool related expenses this year. The Oakland Hills townhomes have around \$200,000 in their reserve account which has been held for roof replacement and will be available to them when they officially form their own district.
- VII. Fred Smith Company Report – Kris Schneider, Kris reported that the 9<sup>th</sup> green was re-sodded today and the 11<sup>th</sup> green will re-open next week. Work will be done on the 1<sup>st</sup> and 18<sup>th</sup> fairways. The townhomes on Persimmon Ridge are being power washed now and the decks will be stained after that. Work orders are on-going. Pruning is on-going. Fertilizing the lawn will be started soon.
- VIII. Management Report – Jeff Allen, Interim Manager, noted the following:
  - o A resident complained about the danger caused by a raised section of the sidewalk near the WO clubhouse.
  - o The new Community Manager, Ebony Hart-Curtis, begins July 24<sup>th</sup>. She will training with Aquichia and Jeff for approximately a month.
  - o It was noted that residents continue to contact the office regarding their concerns about car and home break-ins. Management has had recent discussions with both the Raleigh PD and US Security to determine how we can deter criminals from coming into the neighborhood.
  - o The office telephones were “hacked” on July 14<sup>th</sup> allowing an unknow party to make long distance calls from HCA lines. Management discovered the problem that afternoon and with ATT's help stopped the calls. ATT called the on Monday and notified us. The charges will be removed from our bill.
  - o The Triangle Torch Cheerleaders requested the use of HCA facilities for their try-outs. They have been told that the HAC facility is a private club and outside organizations such as this are not authorized to use the facility.

- An inquiry was made about annual bazaar and the Santa visit. The Santa visit will be on December 9<sup>th</sup>.
- We have been notified that Restorations Systems will be constructing a wetland control system on HCA property. RS has agreed to pay HCA \$7500 for the work to be done on HCA property.

IX. Committee Reports

- Modifications – the committee is investigating the use of new construction materials and new technologies used in the construction industry.
- Violations – parking violations continue to be the major source of complaints and violations. The committee asks that residents reporting parking violations note whenever possible the address of the vehicle's owner. Without an address it is often impossible to locate the vehicle's owner.
- Social – we will be participating in the National Night Out August 1<sup>st</sup>.
- Oakland Hills – the stream restoration project is expected to begin in October; residents participating in this project must send their portion of the cost in to the city asap or the project will be delayed; an OH owner inquired about maintenance on her deck, she is concerned that if she does any repair work on her own she may jeopardize future repair work by the association.
- Golf – the twilight league continues to be well attended; the golfers are interested in having the resident's tournament again this year and asked if they could use some of the \$2500 that had been budgeted for the golf committee (answer- yes). The comment was made, with many in agreement, that the new club manager (Jerry) is very well liked and is doing an excellent job.
- Neighborhood watch – The next Neighborhood Watch meeting is July 27. Officer Mark of the Raleigh PD and a representative of US Security will attend. All residents are invited and encouraged to attend.
- Aquatics – HCA's swim team finished with a 5 and one record and are division champs.
- Hi-milers – the hi-milers group continues to be very active with many activities planned for the upcoming months – BBQ, an event with a Dixieland jazz band, dinners at local restaurants including the Angus Barn, and the annual holiday party in December.
- Long Range Planning – the LRPC has many projects under consideration. The security camera installation project is substantially completed with a few minor "bugs" to be worked out. Future projects include new software to replace ClubRunner; new equipment for the weight room; re-write the Covenants; review and enforce trespassing issues; review HUD documents related to the % of rental units; investigate the implementation of administrative fees for rentals; update reserve study; establish a five year plan.

X. New Business

- Resident Forum - residents commented on the use of the tennis courts and the need to ensure the courts are used for tennis and pickleball only; a resident commented on the pool bathrooms and the need to control unwanted rowdy behavior in the bathrooms.
- The issue of rental properties was again mentioned and it was stated that the LRPC will be reviewing the issue.

XI. Unfinished Business

- The question was raised about the use of signs stating that surveillance cameras are in use.

XII. Meeting Adjourned 8:45PM