

HEDINGHAM COMMUNITY ASSOCIATION BOARD OF DIRECTORS MEETING

The regular monthly meeting of the Hedingham Homeowners Association was held on December 9, 2009, at 7 P.M. in the Willow Oak Clubhouse. Board members present included President Ed Behan, Secretary Jane Schwartz, Brent Wood, Treasurer Tracy Hicks and Vice President Jeanne Molloy.

The meeting was called to order at 7 pm on December 9, 2009. The minutes of the previous meeting were accepted as presented. Reid Smith provided the Fred Smith Company reports as follows: At the pools it is difficult this time of year to keep leaves out of the pools so they must be checked often. For the golf report, Reid said the last two fall tournaments had about 20 participants at each. About 80% of the stumps have been removed and debris cleared close to Hole 18. There are now 72 new golf carts painted black with gold rims, and a purchase of the Eagle Ridge golf course is nearly complete which will be part of the Platinum golf membership offering. Grounds staff intend to gather the remaining fallen leaves on the course and mow them to create mulch rather than pick them up. All townhome inspections are completed for the year and work orders are up to date. Leaf collection is done and two additional leaf pickups are planned.

Tracy Hicks gave the Treasurer's Report, noting that the community association will end the year on a positive note due to contract changes and changing the due date for dues payments. Payments by credit card have tripled. She announced there will be no dues increase for 2010 and payment coupons have been mailed to all homeowners. The report was accepted.

Ed Behan provided the Management Report for the absent Michael Zmuda. The temporary basketball goal rules are not yet final. Ed said there seem to be issues with portable goals in the townhomes and the requirement to store a goal when not in use. The Board continues to work on this issue. The official evaluation of the homes served by the lift station confirmed that the 16 homes Brent Wood reported were served was correct. We must now decide how to address the past and future expenses for maintenance and repair of the lift station. The suspected beaver dam problem on property owned by the Neuse River Partnership has now been resolved. The site, near Hole #12, is a "flood prone soil category" significantly affected by the recent wet weather and not beaver activity. We must wait for dry weather to fully assess the problem. There was a resident request to open the athletic center at 5 am rather than 6 am. Michael Zmuda reviewed stats regarding gym use in January 2008 which showed that an average of 6.5 people per day signed in at 6 am. Due to the additional expense of opening earlier, Brent suggested the Board discuss this in connection with other budget items. Ed announced that York Security has proposed patrolling from 6 pm to 2 am during the winter months. The Board agreed to counter propose 7 pm to 3 am. Ed announced the recent award to the community by the Community Association Institute, accepted by Michael Zmuda.

The 2008 Review and Audit was again tabled. The Contracts and Budget are in final drafts; the only outstanding contracts are for the common area maintenance and CAS.

The Board heard an appeal by the resident who was advised to remove an unauthorized skateboard ramp from his backyard. The Board will deliberate and issue a final written decision regarding the matter.

Lianne Thayne gave the Golf Committee report regarding the upcoming spring Rob Muccio Memorial Tournament.

The HiMilers are having a holiday party this week and Ed reminded everyone that the group is affiliated with the Raleigh Parks and Recreation Department.

The Social Committee needs volunteers and is currently without a chair. The December 19 Christmas party with Santa is planned for 2:30 until 4 pm at the Athletic Club.

During the Resident Forum, a resident expressed safety and security concerns. She is interested in establishing a Neighborhood Watch. The Sheriff's Department has information on developing a Neighborhood Watch group. York Security provides a detailed daily log of its activities during patrol also. Another resident asked about covenant enforcement, specifically regarding lawn and exterior maintenance and other problems that she has reported but sees little action. Ed responded that we wish to enforce the covenants uniformly and fairly.

Ed announced that Jeanne Molloy is resigning from the Board and spoke of Jeanne's accomplishments and contributions to the community over the years. We wish her well.

The meeting was adjourned at 8:10 pm.