

HEDINGHAM COMMUNITY ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

January 18, 2017

MINUTES

The meeting was called to order at 7:00 by Board President, Reid Twine.

Directors in attendance and introduced as follows: Reid Twine, Jennifer Moore, Reid Smith, Christina Serafino, and Ed Behan.

The board of directors approved the December 2016 meeting minutes through email.

Sewer Lift Station- Update on progress by Valerie Spalding.

Daniel Brock and Matt Sullivan of US Security explained the parking violation process US Security follows that was created by CAS. To reach the officer on duty, meeting attendees were instructed to call 984-220-6638. US Security's contact information is on Hedingham.org. If there is illegal activity or a dangerous situation, US Security urged the homeowner to call 911.

Kris Schneider of Fred Smith Company gave an update on townhouse repairs; gutter cleaning will start the week of January 24 due to the warm weather. Kris also announced they are performing many repairs due to the recent home sales in the community. There was a discussion about a dead tree behind the units between 1700-1800 OH Way. Kris has correspondence regarding this; CAS will do a violation letter to the homeowner. The Kimball's mentioned the large shrub in front of their unit needs to be cut down. Kris explained the prior homeowner did not want the shrub trimmed down to 10' when Yardnique did the community-wide trimming of the shrubs in front of the units. There will be an extra fee if this shrub is trimmed down to 10'. There was a discussion about grass types in OH. Kris explained that OH is fescue and rye grass. There is no Bermuda due to lack of adequate sun in the community.

Ed reviewed the balance sheet and the 2016 year-end expenses and announced the accounts are in balance. \$86,000 was distributed to the Oakland Hills account and \$173,000 was distributed to the other townhomes accounts. The board of directors approved a \$100,000 payment in 2016 toward the principal balance of the Wells Fargo note. Ed projects another \$100,000 can be paid towards the principal in 2017. Ed reviewed the 2017 projected capital improvement projects.

Resident forum items discussed: Pothole at the entrance to the athletic center will be repaired. Snow removal at Hedingham: The association does not perform snow removal; the property manager and homeowners can call the City of Raleigh to have salt applied to the streets in icy conditions. No backpacks are allowed in the gym. Rising creek water during heavy rains at the back of the community.

Unfinished Business:

- Athletic room equipment – The board is reviewing three quotes for new strength training equipment and two spin bikes.
- Tennis court entry fob system – The Long-Range Planning Committee is reviewing bids for the electronic entry fob system. Homeowner will turn in metal key for a fob. Until the tennis court

project is completed, Ed will unlock the gate during nice weather. Will need signage for rules on the tennis courts (no dogs, etc.).

- Playground benches: re-locate the WO benches under the shade structure and replace the wood benches with synthetic wood benches. Replace the benches at the LR playground; relocate under the shade structure.
- Athletic center will open at 5:00 am Monday-Friday for a three-month trial period. Projected early opening date will be February 6, 2017 if staffing is in place.
- Reid Smith will pass along to the board the personal trainer's arrangement with the Riverwood community. Multiple personal trainers are using the Hedingham athletic club for personal training businesses. The board wants to meet with the personal trainers at the February meeting.
- Irrigation repairs of \$3800 will be performed in the Spring.
- CAS provided Clubrunner the current activity report for the athletic center for the month of December. Per Reid Smith, the golf course is no longer using Clubrunner; a different system is being used for the golf course. Until Clubrunner is repaired at the golf course, homeowners will use a sign-in sheet to track golf course usage. Reid Smith will follow-up on the repairs to the golf course's Clubrunner system.
- GT pump replacement will be performed the week of January 24, 2017. Still Water Pools will change the two-pump system to a one-pump system and rejuvenate the sand filters.
- WO plaster is failing. American Pool submitted a bid for an acid wash treatment to remove scaling.
- The WO playground equipment will be repaired in January.
- Landscaping repairs at WO: Betsy and Jennifer met with Tanner in December. Yardnique is working on the bid. The board wants the area to be attractive and low maintenance. These improvements could result in an adjustment on the monthly maintenance contract. The area between the pool and clubhouse patio (dog station area) also needs mulch since grass does not survive because the area is too shady from the trees.
- Security cameras - LRPC is reviewing the security camera quotes. AT&T needs to install fiber to accommodate the security cameras.
- Oakland Hills creek renovation. Bob Carper will call the city if they have not contacted the HOA. Bob reports the scope of the project was changed.

The following committees gave reports: Hi Milers, Social, Aquatic, Long Range Planning.

Misc:

- Cart path repair/replacement is to begin in 2017 starting with 9 holes to be completed and end in 2018 with remaining 9 holes.
- Betsy is working with insurance agent for liability insurance to cover gym trainer, daycare staff, swim team, Pickleball players, independent trainers, Hi-Milers, etc.
- Mulch/pinestraw is not included in the Yardnique contract. Yardnique's estimates per contract: Dyed hardwood: 327 cubic yard - \$15,696 (\$48/yard installed). Pinestraw: 410 bales (\$7/yard installed). Additionally, triple shredded mulch is \$38/yard installed.

Reid Smith made a motion, Reid Twine second to adjourn the meeting at 8:48 pm. The next meeting is scheduled for 7:00 PM on February 15, 2017.