

HEDINGHAM COMMUNITY ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES, June 21, 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 May 2017 meeting minutes via email.

- I. Sewer Lift Station - Valerie Spalding.
Ms. Spalding reported that the contractor stated that he may be able to start the project earlier than originally expected. Construction may start in late July.
- II. Secretary's Report – The summer Newsletter is scheduled to be mailed in the next week.
- III. Treasurer's Report – Ed Behan
Reviewed balances in operating and reserve accounts. Revenues are slightly above forecast and expenses are in line with expectations. Pool related expenses are higher than expected. The final invoice for the last section of townhome roofing has been received and paid.
- IV. Fred Smith Company Report – Kris Schneider
Damage on the golf course following recent storms has been cleaned up.
Power washing at the townhomes will start later this month. Pruning at the townhomes has started and is nearing completion. The number of work orders has been increasing with many related to the replacement of flood lights.
- V. US Security – Byron Solomon, US Security Operations Supervisor, introduced himself. Jazmine Garrido asked about ticketing vehicles on Linville Ridge. All vehicles parked between Eagle Trace and Blackwolf Run are to be ticketed. Parking throughout the community still continues to dominate the number of violations.

A resident commented on the news team filming in the community regarding the break-ins in Hedingham. The resident would like to see the Association develop a communications system that could be used to notify residents on a variety of issues that affect everyone. It was suggested that residents can check Facebook or go on Spotcrime.com for information on local crime. One resident reported that his auto insurance rates went up and he was told that part of the reason for the increase was that he is in a high crime area. The problem is that although Hedingham is not a high crime area the statistics for the ZIP code indicate that Hedingham is in a high crime area.

- VI. CAS Management Report – Jeff Allen
 - Over all collections of past due assessments are about 14% better than at the same time in 2016.
 - Work will begin next month on the 2018 budget. Board members are asked to submit any requests for project funding to the Manager.
 - The green metal railings around the athletic club have been painted and the wooden steps at the back and side have been treated with a preservative.

- The lettering on the front door of the athletic club need to be replaced to reflect the new hours and the current lettering is beginning to look worn.
- The Board agreed to begin posting the approved Board Meeting Minutes on the website.

VII. Committee Reports

- Modifications Committee – The installation of private fences on the golf course also require approval from the golf course management. Residents are asked to get their applications in and allow enough time for Committee review.
- Violations Committee – There were no hearings this month. The Committee is going to “crack down” on repeat offenders.
- Social Committee – A movie night for adults only is planned for June 23rd at the pool.
- Oakland Hills – A question was asked about the status of the plan to separate OH from Neighborhood/District 10 and form a new District 12. The attorneys for the two parties are still working out the details and the work is expected to be completed within the next few weeks. The stream bed restoration and relocation project is still being studied and waiting for final approvals.
- Neighborhood watch – The next meeting is June 22nd. Officer Mark of the Raleigh PD will be attending along with a representative of US Security.
- Aquatic Committee -J Moore – the swim team has participated in two meets, winning one and losing the other. Repairs have been completed at the pools and both pools are now open.
- Golf Committee – The twilight league continues to do well and is well attended.
- Hi-Milers – Deb Fuller – On June 22nd the group has an outing planned to go to the Nantucket Restaurant. The group’s August cook-out will be catered by “Big John”.
- Long Range Planning – A meeting is planned for June 22nd with the parties involved with the camera installation. There are still several cameras to be installed and some of the cameras currently installed need to be refocused. The addition of more cameras at other locations around the community is being considered. It was also suggested that a future project to consider is the replacement of HCA owned fences around the community that are in disrepair.

VIII. New Business

- Resident Forum
A resident voiced concern over a drainage problem on her property. It was noted that many residents have recently called the management office voicing concerns over flooding on their properties. Areas have flooded recently that have no history of flooding in the past. Often flooding problems involve more than one property and it will take cooperation among several property owners to solve the problems.
- The Board discussed the possibility of changing US Security’s patrol hours.

IX. Unfinished Business

- Playground Equipment – hold for July meeting.
- The issue of the lack of Clubrunner Usage Reports was again raised. Management will coordinate between the golf club and HCA’s IT person and attempt to resolve the problems.
- Tennis court FOB system. The FOB entry system is operational as of June 23rd.

Meeting Adjourned at 8:30 PM. J. Allen