

HEDINGHAM COMMUNITY ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES, September 20, 2017

The meeting was called to order at 7:01 PM by Jennifer Moore. Directors in attendance and introduced as follows: Reid Smith, Cristina Serafino, Jennifer Moore, and Ed Behan. Also, present, Ebony Heart-Curtis, Community Manager and Jeff Allen, Assistant Community Manager.

The board of directors approved the August 2017 meeting minutes.

- I. Sewer Lift Station - Valerie Spalding. Ms. Spalding reported that she had spent two weeks struggling with the City over final permits for the sewer but had prevailed in the end. We had had our preconstruction inspection and were waiting for the go ahead from the City and the State.
- II. the contractor expects that the project will need to be pushed back until the middle or end of September. Ms. Spaulding also reported on the Oakland Hills creek restoration project which is slated to begin on November 3<sup>rd</sup> and should take about three weeks to complete. Lastly, Ms. Spaulding reported on the parking on Linville Ridge. She has been working with the City of Raleigh to have "No Parking" signs installed on Linville Ridge and the very end of Southall Rd. She explained that RPD will step up the enforcement of the no parking. A line of site study was done to see about cutting down or trimming back trees and bushes MOTION by Christina Serafino to have Jennifer Moore email the contact at the city to have the 'No Parking signs installed. 2<sup>nd</sup> by Ed Behan with all in favor. Motion carried.
- III. Secretary's Report - Christina Serafino. Ms. Serafino shared that the Hedingham newsletter will be mailed on out Friday. She would like to continue to collect email address of residents for future email blasts.
- IV. Treasurer's Report – Ed Behan. Mr. Behan reports that HCA currently has \$140,000 in operating cash with total assets at \$800,000. He expected that there would have been more money however; there were several unexpected expenses IE: There were several expensive pool repairs.
  - a. Hedingham mortgage has \$540,000 balance, last year the balance was over \$800,000.
  - b. HCA needs to have a current reserve study done. CAS will contact Reserve Advisors for a quote.
- V. Fred Smith Company Report – Kris Schneider. Kris updated HCA that the yearly townhome inspections will begin soon. They have already started fall pruning and there is no update in the golf cart paths.
- VI. US Security – Supervisor Lee. Mr. Lee introduced the new security guard that replaced Jazmine Garrido. His name is Demartre Elliott. The BOD talked with him in regard to the parking issues, having a tow truck do ride through and having access to the US Security database.
- VII. Management Report – Ebony Heart-Curtis, Manager, happily re introduced Jeff Allen as the new interim Assistant Manager. Ms. Heart-Curtis explained that Jeff would be working with her through the end of the year. During this time, they will be working to get violations under control and searching for, hiring and training a new Assistant Manager.
- VIII. Committee Reports
  - o Modifications – the committee is working with the long-range planning committee to make some changes to the covenants.
  - o Violations – No report.
  - o Social – Low attendance at the movie night. The Fall Festival will be held on October 7<sup>th</sup> at the Willow Oak clubhouse parking lot. The location change is due to the sewer construction blocking the entrance of the athletic center parking lot.
  - o Oakland Hills – The first meeting was held tonight before the Board meeting.
  - o Golf – The golf course is in great shape. The twilight league continues to be well attended, about 30 to 40 members. The resident's tournament is scheduled for October 21, 2017 with Double Eagle catering the event

- Neighborhood watch – The next Neighborhood Watch meeting is September 28, 2017 at 7pm. Raleigh Police Department and US Security will be in attendance
- Aquatics – Swim team has not started meeting yet.
- Hi-milers – No report
- Long Range Planning – No report

IX. New Business

X. Resident Forum – One homeowner spoke about a difficult neighbor and looked to the BOD for help. The Board President, Ms. Moore advised that the Community Manager assist her.

XI. Fall yard sale will be held on Sept 30, 2017. The Fall Festival will be Oct. 7, 2017 from 11am to 3p.

XII. Yoga- Jessica Fass, current Yoga teacher at the athletic center would like to add another class to what is already being offered now.

XIII. Unfinished Business

- None

XIV. Meeting Adjourned 8:35PM