

HEDINGHAM COMMUNITY ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES, May 16, 2018

The meeting was called to order at 7:00 PM by Jennifer Moore, President.

Board of Directors in attendance and introduced as follows: Christina Serafino, Vice President, Jennifer Moore, President, Ed Behan, Treasurer and Reid Smith, Member at Large. Absent from meeting was Loyrn Jones, Secretary. Also present, Ebony Heart-Curtis, Community Manager and Jovon King, Operations Manager.

The board of directors approved the April 2018 meeting minutes with corrections, Reid Smith was not in attendance of the April meeting and the spelling correction of Aline Christoffelsz's name. **MOTION** by Christina Serafino, 2nd by Ed Behan, all in favor, Reid abstains.

Jennifer Moore- calls for introduction of District members:

District:

1. Tracy Hicks
2. Wayne Lamke
3. Avis Bostic
4. Lee Thayne
5. Jackie Benton
6. Joseph Orseno
7. Aline Christoffelsz
8. Valerie Spalding
9. Jonathan Lensch
10. FSC
11. Kris Schneider
12. VACANT

Jennifer Moore – Explains voting member responsibilities:

- Vote for board members
- Remove board members
- Explanation according to page 42 in covenants
- Call special meetings
- Vote for amendments

Explains resident Forum and 3 - minute rule on topics during resident forum.

Jennifer Moore- IT Services

Noah Harris – has provided IT services since 2008

- Vendor management of IT contracts
- Watching out for over charge situations
- A central point of communication for all vendors involved with network
- Eventually have full oversight of

- With only one (Noah) over the whole thing decisions and changes to network situations can be made more efficiently.
- Considers himself a member of the “Hedingham” family.

Jennifer Moore asks what are the next steps in the process? Is there a proposal ready for presentation?

Jennifer Moore – Contract up for renewal: Landscaping (end of the year)

Ebony met with a new company 05/16/2018 that looks very promising.

Jennifer Moore- Upcoming Board Member Elections

- Volunteers needed for Nomination Committee
- Christina Serafino says that either herself or Loryn Jones will head committee.
- Jonathan Lensch volunteers for Nomination Committee

Jennifer Moore- Neighborhood Signs

- Sign location suggestions: Linville Ridge Playground, Eagle Trace Lake, Golf course entrance, Willow Oak, Athletic Center.
- 6 total announcement signs for neighborhood.

Jennifer Moore-

Landscaping

- Athletic Club landscaping revamp
- Ebony Heart-Curtis- Awaiting bid from Hoggard’s

Sewer Lift

- Paid last bill associated with project
- Ed Behan- Thanked Valerie Spalding for her hard work.

Get Fit Pool Class (water aerobics)

- Very well attended in the past
- 10-15 people per class average attendance
- First class June 13th at Grand Traverse pool
- Christina Serafino makes **MOTION** to approve, Ed Behan seconds, all in favor **MOTION** passes.

Fobs (definition of a family)

- Covenants state that the family is defined as 2-adults (owner/spouse) and children under 18 years or up to 25 years and in school.
- This definition does not cover special living situations.
- Jennifer Moore asks Reid Smith for suggestions
- Reid Smith- could create a problem with dishonesty. Will put more use on amenities. If valid the board should explore exceptions.
- Ed Behan- we may be able to “modify” covenant under hardship situations.

- Ebony Heart-Curtis- residents are asking “if I am paying money why can’t we use the amenities if they have proof of residence why not allow extra people in the household to have extra fobs at a cost per extra fob”
- Reid ask for golf club to be excluded from extra household fob decision.
- Jennifer asks for **MOTION** on \$10 extra fobs for household members above 18 with proper credentials.
- Motion not passed. Ebony asked for HOA vote via email.

Ed Behan- Treasury Report

- In reviewing the financials supplied by CAS for the period 1/1/2018 through 4/30/2018 our reported income from all sources is \$548,153.22 against the Budgeted amount of \$519,563.22.00 leaving a budgeted positive surplus for the period of \$28,553.22.
- Expenses for the same period was a reported \$587,882.64 against a budgeted projection of \$521,783.36 leaving negative of \$66,099.28. We currently have 30 - line items that are running over budget and 32 - line items that are under budget. We will have to monitor and adjust the budget to bring everything in line. This adjustment most likely will be in July after we get the June financials.
- Some of the items that are overbudget are due to unexpected expenses and will continue to do so in some categories in the next few months. Examples of this would be the replacement of one of the HVAC systems at the Athletic Club, the sewer lift station project and the tree cutting by Duke Power to protect their lines will most likely result in added landscaping expense at the Athletic Club. In addition, unexpected Mailing expenses will continue to rise due to the HCA receiving a letter from an FSC lawyer requiring us to adhere to the covenant requirement in notifying and electing Neighborhood Committees.
- As of 4/30/2018 our Operating Cash is \$172,683.00 and our Replenishment Cash is \$579,629.40, however we must keep in mind that of the \$172,683.00 in Operating Cash, \$91,588.52 of that is Oakland Hills and Townhome Replenishment money held and growing monthly to be transferred at the end of the year. The recommended Reserve (Replenishment) Balance for the end of the year was \$839,547 and it is anticipated that we will fall short of this recommendation. The good news is that with prudent budgeting and planning we will be able to recover and meet these recommendations in the future while bringing Hedingham into its next phase of evolution.

Christina Serafino- Committee Reports

LONG RANGE PLANNING COMMITTEE

The purpose of the LRPC has been to and will continue to plan for any additions, improvements and upgrades to the Hedingham Community.

The LRPC met on Wednesday 9 May 2018 at 6:30PM at the HCA Athletic Center. The following is a summary of the latest projects:

1. Linville Ridge Playground Surface
 - Parents and children who use the playground have complained that the mulch surface is trenching and creating muddy conditions. Parents have also complained of children having

mulch stuck to their clothes and in their shoes and bringing it home. Also, children have been known to be scraped or cut when falling on the mulch surface. LRPC has been researching other options including a rubber like surface, synthetic turf or other materials to possibly replace the current mulch surface. Many playgrounds are now moving away from the usage of mulch. This would also create a strong selling point for Heddingham. LRPC will now begin next phase of accumulating price quotes.

2. HCA Cameras for Linville Ridge Playground

- LRPC is still in discussion with Protection 1. LRPC is contacting Express Electric for price quotes to connect power to the cameras.

3. Athletic Center Gym Equipment

- LRPC has contacted Fitness Concepts. Equipment is on order and will have Heddingham logos.

4. Disconnect cable TV in Athletic Center

- LRPC feels it is necessary for HCA to cut telecom cost. LRPC recommends and has requested for some two years that the cable TV in the athletic center be terminated and add air channels. Many members use private headphones and do not watch TV. Adding air channels would only require a mylar antenna connected the coax connection of each TV. The mylar antennas at \$15 to \$20 each will bring 10 to 20 channels in HD over the air at no cost.

GOLF

- The Scholarship Tournament will be held on Saturday, August 11 with a 9:00AM Shotgun Start. The Golf Committee is open for new members to join in the planning of this year's event. If interested, please contact Lee at 919-212-9191. Thank you. The Twilight Golf is held on Tuesday nights at 5:30. It's a 9-hole Scramble and it continues to draw new people each week. Interested in joining us contact Golf Professional Jerry Gregory in the Pro Shop.

SOCIAL

- Upcoming Heddingham Social Committee Sponsored Events at the Willow Oak Pool:
- Friday, June 15th - Family Movie Night, bring your own chair (Moana)
- Saturday, July 14th - 21+ Dive-In Movie Night
- Tuesday, August 7th - National Night Out

HI-MILERS

- Hi-Milers membership continues to grow, as of May 12 we have 55 paid members.
- On May 15 Alexandra Finazzo, Corporate Group Sales Associate for the North Carolina Theater spoke about the upcoming theater season & members enjoyed a Cinco de Mayo. After our meeting members are invited to stay and enjoy a Cinco de Mayo inspired lunch.
- On May 1st members visited Historic Yates Mill. Ten members of our club participated in a tour of the historic Yates Mill Park on Lake Wheeler Road and enjoyed a very interesting and educational day. Members viewed a short film of the history of the land and learned a great deal of how things were "back in the day." The land is owned currently by NC State, but three parties join forces in maintaining the mill. We watched as the water was sent over the wheel to make it turn and how that facilitated the grinding and milling of the corn. After the tour members made a short stop to see Lake Wheeler, had lunch at the Farmer's Market Restaurant and visited the new Cathedral, Holy Name of Jesus for an exterior only glance and then the WRAL Azalea

Gardens. On May 30th we will be headed to a Durham Bulls Ballgame. Our next regular monthly meeting will be June 12.

VIOLATIONS

- We have about 6 addresses going to the attorney this month and about 18 people to be added to the fine list. There are 13 due process addresses already for next month. We are sending violations for mowing and power washing this month and are wrapping up the mailbox campaign. Stephanea is still working on getting parking on the street and grass under control but it seems to be getting better. Stephanea is handwriting sweetheart letters to those addresses that were considered for the Yard of the Month.

Ebony Heart-Curtis- Management Report

- Clubhouse renovation completed
- Amenities tracking- 306 people visited Grand Traverse, 91 were visitors. 270 visited Willow Oak. 2393 door swipes at the Athletic Club and 868 card reader, at desk.
- Gym equipment will be delivered June 11th
- \$125 deep clean of gym before new equipment arrives
- \$1000 Paint for gym before new equipment arrives
- Jennifer Moore makes **MOTION** to approve gym painting. Christina Serafino seconds, all approved.
- Common area mulch has been completed.
- Amenities cash box reconciliation is balanced
- Pool passes explained: \$15- 10 visit pass and season long \$50- Nanny pass available at Athletic Club
- New security person has been giving lots of parking tickets
- New signs for "movie nights" Ebony Heart-Curtis asks for approval to purchase signs
- Christina Serafino makes **MOTION** to approve. Ed Behan seconds. All approve.

Resident Forum-

- Homeowner asks about land at the end of Skycrest of Southall. How will homeowners be affected by the development of this area. Christina Serafino suggests NECSC, resident may sign up at Marsh Creek.
- Homeowner has concerns about frequency of the security car. Ebony Heart-Curtis explains the staggered schedule that they operate on to make sure their patrols cannot be memorized. Swim team takes too much time at Willow Oak, homeowner asks for the swim team time to be cut by 1 hour. Board suggests that homeowner take advantage of Grand Traverse pool.
- Homeowner and violations committee member would like to compliment Stephanea White on her work for the great job she has been doing. "Way more violations, compliance and due process letters written monthly".

Christina Serafino makes **MOTION** to adjourn. Meeting adjourned 8:37pm

