

5/9/23 Crosswinds HOA Meeting Minutes

The meeting convened at 7:00 p.m. at Phil's house. Attending were Board Members: George Martin, Wade Harris, James Gibson, Nathan Bales, Phil Triece, and Jim Desnoyers; and Lotti Teachey of CEPSCO, and secretary, Laura Triece.

Mgmt: Lotti discussed the Financials – Balance Sheet as of 4/30/23, Income Statement, Accounts Receivables, 2023 Budget and variances (legal being the most notable). Phil noted that the attorney fee for the letter on a drainage pipe was to be an expense of Joint Drainage Committee. Responding to what she found out concerning paying for our secretary, she advised that would be fine, and that when invoiced for this year, it would be an expense under Meeting Expense. Nathan motioned, Jim seconded, motion to increase meeting expenses by \$400 per year for secretary expenses. The vote passed unanimously with Phil abstaining.

Communications: Wade noted that the speed hump petition was submitted and approved by NCDOT with 62% participation, exceeding the requirement. Next step is meeting with traffic engineer Davenport and NCDOT for traffic study parameters. Wade's estimate was for the engineer's time to attend meeting and prep of estimate should be less \$1,000 p Davenport fee. It passed on a 3 to 2 vote with James and Jim voting against and George abstaining from the vote.

Drainage: Wade brought up the proposal of Rainstorm Solutions to increase their fee for pond work by \$12 to \$122 per month. They just completed the Mako ditch clearing and built a ditch trap at the pipe that they will now clear monthly. Wade motioned for approval and it passed unanimously. Phil noted that the owner at 4720 Crosswinds Dr is still getting estimates to replace the pipe along her rear yard.

Landscaping: No report.

Architectural: James reported one deck and three fence applications were received and approved.

Old Business: Wade noted that our current trash contract ends in January, 2024. Lottie stated that she will get estimates from Wall Recycling & Trash (Kenny, ex-Pink Trash), Monster Trash, and get an updated quote from GFL. Wade will get the date of our notice of termination from our current contract so we don't miss it. Wade is also working on getting damaged pond signs replaced.

New Business: George proposed increasing our fine structure, currently \$25 to \$100 (top is set by statute). After discussion, George motioned that the new fine structure be \$30 first, second fine \$60, third fine \$90, and top at \$100, effective June 1, 2023. The motion passed unanimously.

Next meeting will be July 11th at 7:00 p.m. at George's house.

Meeting adjourned at 8:30 p.m.

Respectfully submitted by Laura Triece