

Woodlands/Weddington HOA
Sunday, January 9, 2005
Location of Meeting home of Trey Price

Board members present: Trey Price, Robert DiBianca, Tony Marciano, and Sandra Andrews

Board members absent: Tommy Andrews

Also in attendance: Helen Broadway, Kathy Faggart, Edna Ferrell from the city of Concord,
Officer Greer from Concord police

The meeting began at 7:00pm

1. Dogs

Three dogs that have been loose are a concern – two at 2035 Stoney Creek Drive and one at 2030 Stoney Creek Drive. Officer Greer recommended making contact with the owners before turning it over to the County. Trey will contact the owners.

2. Hahns – home addition

Hahn's on 1846 Park Grove Place want to add onto the back of the house with a deck, screened in porch, and a new two story edition. The bottom will be a garage and living space will be living space. The building will be attached to the current house. He has contacted neighbors and received their blessing.

Trey made the motion to write him a letter to grant him permission to do the construction as long as he is in agreement with homeowner's covenants. The motion was approved with no dissenting votes.

3. Management review

Ashley came and did a review of the community. There were four parking violations. dues. She has written to the homeowners.

4. City of Concord matching grant

Trey made a motion to ask the City of Concord for \$3,000 matching grant money for tennis court repair and resurface. It was seconded by Tony. The vote passed with no dissenting votes.

5. Taxes with the City of Concord

Kathy Faggart is with the tax collector's office. The sentiment was that it is Hawthorne Management's responsibility. Trey has informed Ashley that we owe the City of Concord taxes for 2002 and 2003. Brenda told us the paperwork was handed in (and it wasn't). Kathy has informed the Hawthorne Management legal department. While there are potential repercussions, the City of Concord is not seeking those remedies. Trey will ask Ashley for a copy of the contract with Hawthorne Management.

6. Criminal activity

Trey reported thefts of golf clubs. Officer Greer had no reports of the theft. Officer Greer noted an incident of someone driving on people's property, or building forts with trash cans. The police travel through the neighborhood once per night.

Sandra brought up the idea of neighborhood watch. We need to have 75% of our residents sign to participate and the community needs to be active.

7. HOA dues

There are some homeowners who have not paid their dues. Sandra will provide an address for someone who is delinquent.

8. Newsletter

Sandra is working on the newsletter. She needs an electronic copy of the mailing list. She is also collecting e mail addresses for more frequent communication.

9. Calendar dates

Monday, May 2nd will be the annual homeowner's association meeting.

10. Pool

We have had problems with non resident guests coming to the pool. Officer Greer commented if they're not breaking rules and you can't prove they live here, there is nothing he can do.

11. Mailboxes

We have identified several mailboxes that are not the original mailboxes. We will table this to next month.

12. Finances

Robert made a presentation re. our finances. In 1998, we had \$16,000+ in the account. We have spent money on capital improvements in the community (lights, tile around pool, new pumps for pool, resurfaced pool deck). The big expense for 2005 will be the tennis courts.

13. Action Items for next meetng
Trey
- a. Talk to owners of loose dogs
 - b. Tennis court matching grant application
 - c. Hawthorne Management contract
 - d. Obtain lawn contract from Ashley

Board discussion

- e. Mailboxes
- f. Pool contract
- g. Non residents in pool
- h. Neighborhood watch

Robert

- a. Late fees on HOA dues

Sandra

- a. Finish newsletter

Next meeting will be in Sunday February 6, 2005, 7:00pm

With there being no further business, the meeting adjourned at 8:22pm.

Respectfully submitted,
Anthony Marciano II, Secretary