

DOGWOOD CREEK HOMEOWNERS ASSOCIATION

Minutes from Board Meeting

February 20, 2024

I. **CALL TO ORDER** by - _____ Amanda with Russell PM _____

II. **QUORUM** was established with – Tyler Moore, Diane Dunn, Kim Benton, Amanda and Kim from Russell Property Management

III. **REVIEW/ACCEPTANCE OF MINUTES FROM** _____ October 2023 _____

Motioned by: _____ Tyler _____ Seconded by: _____ Diane _____

IV. UNFINISHED BUSINESS

- Reviewed current financials for the HOA.
- Discussed the HOA documents did not create an architectural committee and there is not one in the covenants. All HOA members and Russell PM agreed it is unlikely the property owners will vote in a sufficient number to create one so there is no need to address any alleged violations of fencing or architectural requests. No further architectural requests will need to be addressed by the Committee.
- Cluster boxes. Russell PM thought this matter was resolved since all homes have a mailbox. However, Diane Dunn again explained the problems and Russell PM will again follow up on this issue.
- Status of DOT taking over roads. Tyler has made tremendous efforts but has not been able to get the property owners to sign the necessary forms. We hope to get more to sign when the weather is warmer or at the annual meeting.
- Landscaping: The HOA is not satisfied with the amount of money being paid for the current amount of work. Russell PM is to follow up with the current proposals to ensure the community area at the end of Danfield is included in the proposal. Also the Committee wants to be able to extend the contract for an additional year, if satisfied with the work.
- \$5000 repayment from HOA. This money has not been paid and the HOA does not want to repay it until all the issues including the cluster mailboxes and a new washout intersection near the fire hydrant at the intersection of Carriage and Danfield have been resolved. This is the same for the transition document.

V. NEW BUSINESS

- **Street lights:** The HOA was offered two options for street lights to be paid by the HOA. This would include all the current street lights, as well as installing some at the entrances and Danfield (past the four way intersection). The older lights will be replaced by Duke Energy so all lighting is the same. The 150 watt lights were selected as they are not much more expensive (about \$6 month per light) but significantly brighter than the 70 watt lights.

Motioned by: _____ Tyler _____ Seconded by: _____ Kim _____

VI. MISCELLANEOUS NOTES/ITEMS

-Annual Meeting: we decided to have an annual meeting in late May/early June in the subdivision in a cul de sac in person so hopefully more homeowners will sign the DOT documents for the roads.

Next meeting will be in April 2024 – date TBD.

VII. ADJOURNMENT

DOGWOOD CREEK HOMEOWNERS ASSOCIATION

Minutes from Board Meeting

April 9, 2024

- I. **CALL TO ORDER** by – Diane with second from Tyler
- II. **QUORUM** was established with – Tyler, Kim Benton, Kim with RPM, Diane, Amanda with RPM
- III. **REVIEW/ACCEPTANCE OF MINUTES FROM** February 20, 2024

Motioned by: Tyler Seconded by: Diane

IV. UNFINISHED BUSINESS

- The Board reviewed current financials for the HOA. RPM will be sending delinquent accounts to an attorney for collection.
- Cluster mail box – the USPS still is requiring a cluster mailbox. WJH will reimburse the HOA for the installation of this box. The DOT said the cluster mailbox cannot clog the road so the Board agreed for the cluster mailbox to be installed at the very end of Danfield in the common area.
- Street lights – Russell PM is still working with Duke Energy on this issue. There is a delay relating to the name the old lights are in. Russell PM will continue to work on this issue.
- Fire Hydrant washout. WJH denies responsibility and claims any wash out was caused by the installation of cables (but could not tell us what cables). Tyler thinks this issue was related to grading but might be fixed.

V. NEW BUSINESS

- The Board entered an executive session for a discussion with our attorney [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
- The Board has concerns various homeowners are not making any efforts to maintain their lawns. Russell PM has agreed to remind the various parties of their responsibility under the original covenants and restrictions of their obligation to maintain their lawn. Also, it will remind homeowners that any ditches in the front of their house are their responsibility and are not considered common areas.

VI. MISCELLANEOUS NOTES/ITEMS

While the Board had originally decided to have an annual meeting in May/June they decided to move the meeting to the fall so we can try to have more information from the attorney [REDACTED]
[REDACTED]

The Board again addressed stop signs at the intersection of Carriage and Danfield due to so many complaints from homeowners but again decided not to install them. The stop signs would not be enforceable by law enforcement, and we do not want to create any issues for the State to take over the streets.

VII. ADJOURNMENT