

Camden Woods HOA Board
10-25-21
Minutes

Attendees: Michael Gintz, President; John Corley, Vice President; Jessica McCloskey, Treasurer; Shannon Brost, Community Advocate; Cyndi McClendon, Secretary.

Agenda: Meeting opened with a disclosure of purpose and agenda for this meeting:

- 1) Read and confirm minutes of HOA Annual meeting (10-5-21);
- 2) Establish HOA Board positions;
- 3) Confirm HOA/Community calendar;
- 4) Set protocols for future meetings;
- 5) Address concerns from Annual meeting;
- 6) Community Togetherness ideas.
- 7) Report from Maneki, LLC.

Old Business:

1) Minutes (HOA Annual Meeting of 10-5-21)

- 1) Minutes were reviewed and corrected. Minutes will be e-distributed to HOA board for confirmation and, once confirmed, will be posted for Camden Woods community.
- 2) Inquiries presented at HOA Annual or other community meetings will be addressed by HOA Board at the subsequent HOA Board meeting. The answers/results will be posted for the whole community as soon as answers are available.

New Business:

1) HOA Board Positions for 10/2021 to 4/2022

- 1) President - Michael Gintz
- 2) Vice President - John Corley
- 3) Community Advocate - Shannon Brost
- 4) Treasurer - Jessica McCloskey
- 5) Secretary - Cyndi McClendon

2) HOA/Community Calendar

1) Meeting Dates

- 1) January 13, 2022 - HOA Board
- 2) **April 5, 2022 - HOA Annual Meeting**
- 3) July 14, 2022 - HOA Board
- 4) October 13, 2022 - HOA Board

2) Upcoming Community Dates

- 1) 10-30-21 9:00am — 11:00am Waldo's Beach Road Cleanup
- 2) 10-30-21 6:00pm — 8:00pm Trick Or Treat
- 3) 12-23-21 6:30pm — 8:00pm Holiday Fun @ Fire Pit and Holiday Yard Vote with S'mores, Cookies, and Hot Chocolate
- 4) May Yard Sale - TBD

3) Protocols for Future HOA Board Meetings

- 1) **HOA Board Planning Meetings:** Your HOA Board affirmed that the planning meetings are generally open meetings and Camden Woods Homeowners may sit in on the meeting following these protocols:
 - 1) Since the HOA Board meetings are usually held within a home, please notify the HOA President, Michael Gintz, 24 hours in advance of your intention to attend.
 - 2) Your presence at the meeting is observation only with no participation in discussions or votes.
- 2) **Community Input**
 - 1) **Items to Present:** If you have an item to present, contact your HOA President at least 48 hours before the next HOA Board Planning Meeting to request time at the next meeting.
 - 1) Please be aware that HOA Board Planning Meeting may not be the best avenue for your presentation, wherefore you will be directed to the best outlet.
 - 2) Presentations will be limited in time and number.
 - 2) **Adding Items to the Agenda:** If there is a community need which the HOA Board should discuss, you can request that this item be placed on the next HOA Board Meeting Agenda.
 - 1) Contact the HOA President, Michael Gintz, at least 24 hours prior to the next HOA Board Planning Meeting.
 - 2) Provide any supporting documentation so the HOA Board can make an informed decision.
 - 3) Please be aware that the HOA Board may not be able to fully impact or act upon each item.
- 4) **Concerns from HOA Annual Meeting (10-5-21)**
 - 1) **Postcards:** HOA Board voted to use postcards semi-annually to help bring awareness of calendar dates and common community concerns. **These postcards will be taped on mailboxes or doors.**
 - 2) **Streetlights:** Homeowners raised the request for more streetlights and greater light from current streetlights.
 - 1) Lumbee River Electric has stated that Camden Woods community has the maximum number of lights allowed and no more will be installed.
 - 2) Homeowners may request the installation of LED lights to replace current standard bulbs in the light poles in their yard. You make this request directly to Lumbee River Electric and use the number on the light pole.
 - 3) Recently, a request to replace a bulb with an LED light was disregarded. Best practice: keep asking Lumbee River Electric to use LED lights.
- 5) **Community Togetherness Ideas:**
 - 1) **Community Watch:** The HOA Board does not have updated information on the Community Watch as of 10-25-21.
 - 2) **Yard Sale**
 - 1) Camden Woods plans semi-annual community-wide yard sales generally in **May and October.**
 - 2) Scheduling food trucks is an option for the warmer weather yard sale.
 - 3) Speak to the HOA President or other HOA Board member if you think an additional yard sale would be profitable.
 - 3) **Yard Decorating Events**

1) Holiday Contest

- 1) Currently, we hold a Winter Holiday Decorating Contest (see New Business Item 2.2.3).
- 2) HOA Board will expand to other seasonal Holiday Decorating Contests.
 - 1) Spring Decorating (April 2022)
 - 2) Fall/Halloween (October 2022)

2) HOA "Best Yard" (non-holiday).

- 1) Quarterly Yard Contest.
- 2) Starting in April 2022.
- 3) Incorporating grass, shrub and floral plantings, trees, cleanliness, etc.
- 4) Decision made by Southeastern HOA Management Company (or current management company).
- 5) Yard Placard would be displayed for a given number of weeks celebrating the "Best Yard."

6) Report from Maneki, LLC.: Native North Carolinian plants will be added to the Detaining Pond. This will increase the positive environmental impact of the wetland area in our community through greater native species habitat and decreased dependence upon invasive plants and animals.

Respectfully Submitted,
Cyndi McClendon
Secretary, Camden Woods HOA