

Camden Woods Annual HOA Meeting
04-05-22
Minutes

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

Location: Stoney Point Recreation Center

1. Call to Order:

1.1.Roll call, Quorum, Proxy Certification:

- 1.1.1.Meeting was opened at 6:38 p.m., no quorum was established (required 71 homeowners). Adjourned at 6:39 p.m.
- 1.1.2.Meeting was opened at 6:40 p.m., no quorum was established (required 36 homeowners). Adjourned at 6:41 p.m.
- 1.1.3.Meeting was opened at 6:42 p.m., quorum established with 24 homeowners present (18 required).
- 1.1.4.Additional homeowner entered at 7:08 p.m. bringing total to 25 homeowners.
- 1.1.5.No Proxy attendees for this meeting.

1.2.Proof of Notice of Meeting: Each homeowner was mailed the notice of meeting; the meeting was announced using placards at neighborhood entrances; meeting was posted to social media.

2. Minutes:

- 2.1.Minutes of last HOA meeting (10-5-21) read by Secretary Cyndi McClendon.
- 2.2.Minutes had been corrected and approved at the quarterly HOA board meeting on 10-25-21 and subsequently posted to Camden Woods community social site.
- 2.3.HOA homeowners voted to receive the minutes as approved by the HOA board.

3. President's Report:

3.1.Annual Meeting – return to April schedule for annual meetings after COVID19 disruption

3.2.Board held two (2) monthly meetings since the last Annual Meeting on 5 October 2021: 10/25/2021; 03/16/2022.

3.3.Significant Events:

3.3.1.October 2021 Planning and preparation for Annual Halloween Activity. Lots and lots of adults and kids.

3.3.2.December 2021

3.3.2.1.Christmas Decorations at the Front Entrances by Mike Gintz and Jessica McCloskey. We still have a lighting issue for the Christmas wreaths.

3.3.2.2.Second Annual Christmas Decoration Contest. Contest went very well, kids of the neighborhood did the judging. Gift cards for 1st Place - \$ 100.00; 2nd Place - \$ 50.00; 3rd Place - \$ 25.00

3.3.3.January 2022

3.3.3.1.Approval of Annual Meeting announcement, Nomination Ballot, Proxy Ballot and Meeting Agenda.

3.3.3.2.Initial development of the 2022 Budget.

3.3.4.February 2022

3.3.4.1.Finalized the 2022 Budget; reviewed 2021 End-of-Year closing Balance Sheet.

3.3.4.2.2021 Audit and Tax preparation approval; signed Engagement Letter.

3.3.5.**March 2022:** Preparation for the Annual Meeting.

4. Old Business (Annual Meeting Concerns/Solutions):

4.1.Postcards: Postcards will be used semi-annually to help bring awareness of the calendar dates and common community concerns (~Jun '22). **These postcards will be taped on mailboxes or front doors.**

4.2.Streetlights: Request for more streetlights and greater illumination from existing streetlights.

4.2.1.Lumbee River Electric – ‘community has the maximum number of lights allowed and no more streetlights will be installed.’

4.2.2.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.

4.2.3.Recently a request to replace a bulb with an LED light was disregarded. Best Practices says to keep asking Lumbee River Electric to use LED lights.

5. Treasurer’s Report: Our finances have tracked according to the projection of receipt of all Homeowner Annual Dues. See attached budget and projection chart.

6. New Business:

6.1.Camden Road Expansion (no known date for start of construction):

6.1.1.Annexations: There are 2 new annexations for housing and mixed development. The community also gains a Starbucks and Popeyes near the Harris Teeter gas station.

6.1.2.Camden Woods HOA Corporate Impact:

6.1.2.1.Entry Signs will be removed or destroyed in expansion. Replacement or repositioning (if signs are moved without damage) to be determined.

6.1.2.2.Camden Woods HOA will be compensated for the signs (either destruction or damage) minus 10% depreciation.

6.1.2.3.Property costs awards by NCDOT will go to whoever owns the property (ie. mortgage company if loan is outstanding).

6.1.2.4. Suggestion from management company representative: the HOA may consider legal representation for the loss of corporate property.

6.1.3. Personal property impact: Each affected property owner will likely be awarded a flat figure for their fence and property but that amount will not be what you could get with legal representation or aggressive negotiations.

6.2. Ongoing HOA Violations:

6.2.1. Notifications concerning HOA violations:

6.2.1.1. Delinquency in Annual Dues payment will result in the penalties and fines as outlined in the Covenant Rules and Regulations and Amendments.

6.2.1.2. The current approach for violations with less negative impact on the community will be to issue letters of concern from the management company until the violation is corrected.

6.2.2. Trash Cans:

6.2.2.1. The violations most recently occurring are leaving the trash cans on the road beyond the allotted time for trash pickup (evening before trash pickup through end of business day of pickup), storing cans prominently at the front of the home, allowing trash to overflow cans in front of homes.

6.2.2.2. The HOA Amendment to the Rules and Regulations states that homeowners place cans preferably in the least conspicuous place possible and to always keep overflow trash secure from rodents and out of sight of neighbors.

6.2.2.3. Statement from Homeowner: It is wrong to accuse a homeowner of a violation when Amendment to the Covenant Rules and Regulations use subjective language like “preferable.”

6.2.3. Yard Signs:

6.2.3.1. Covenant Rules and Regulations state no signs except a real estate sale sign are allowed.

6.2.3.2. Yard banners, flags, signs of congratulations/welcome/birthday/thanks and other such decorations are treated as yard decor (see Rules and Regulations Article III Sections 7 and 14, and Article XII).

6.2.3.3. Political and Social signs: The HOA asks that homeowners limit their use of political and social signs.

6.2.4. Vehicles with Business Signs: A differentiation is made between vehicles registered as a personal vehicle and vehicles registered as commercial. Signage on a POV is allowed, commercial vehicles and attached signage are not allowed to be regularly parked in the neighborhood.

6.2.5. Fence damage: All fence damage must be repaired as soon as possible to include fencing on roadways to be expanded (this expansion does not have a known start date). Letters of reminder will be sent to the homeowner as fence damage is observed.

6.3. HOA Quarterly Board Meetings, Protocols for Inclusion, Assessments:

6.3.1.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.

6.3.1.1.Please be aware that HOA Board Planning Meeting may not be the best avenue for your presentation, but you will be directed to the best outlet.

6.3.1.2.Presentations will be limited in time and number. 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.

6.3.1.3.Contact the HOA President, Michael Gintz, at least 24 hours prior to the next HOA Board Planning Meeting. Provide any supporting documentation so the HOA Board can make an informed decision.

6.3.2.Quarterly Board Meetings:

6.3.2.1.January 13, 2022

6.3.2.2.April 5, 2022 Annual Meeting

6.3.2.3.July 14, 2022

6.3.2.4.October 13, 2022

6.3.3.Assessments:

6.3.3.1.Per the original Covenant Rules and Regulations, annual assessments were due on January 1.

6.3.3.2.This date was adjusted to February 1 to accommodate homeowners.

6.3.3.3.As of 2022, the allowed payment window is the first quarter of the year. **Annual assessments are due January 1 - March 31. Late payments will be penalized per the Covenant Rules and Regulations and Amendments.**

7. Community Calendar:

7.1. Quarterly HOA Board Meetings

7.1.1.January 13, 2022

7.1.2.April 5, 2022 Annual Meeting

7.1.3.July 14, 2022

7.1.4.October 13, 2022

7.2.Upcoming Community Dates.

7.2.1.May 7, 2022 – Hope Mills Paper Shred & Household Hazardous Waste Disposal event @ Public Works

7.2.2.May 21, 2022 – Community Yard Sale

7.2.3.October 22, 2022 – Community Yard Sale

7.2.4.October 31, 2022 – Trick or Treat

7.2.5.December 23, 2022 – Holiday Lighting Contest

7.2.6.January 31, 2023 – Annual HOA Assessment

7.2.7.April 4, 2023 – Annual Meeting

8. Election of Board Members

8.1.Nominations from the floor:

- 8.1.1. Jeff Moss
 - 8.1.2. Jonathan Swiatkowski
 - 8.1.3. Motion to accept both as elected officials of Camden Woods HOA seconded, vote passed unanimously.
 - 8.2. Current Members standing for reelection:
 - 8.2.1. Michael Gintz
 - 8.2.2. John Corley
 - 8.2.3. Shannon Brost
 - 8.2.4. Motion to accept all three current members for reelection seconded, and vote passed unanimously.
- 9. Discussion and Questions from Homeowners:
 - 9.1. Are any social events planned?
 - 9.1.1. Shannon Brost accepted names of volunteers to help plan community events.
 - 9.1.2. Contact Shannon Brost if you wish to volunteer.
 - 9.2. Who is responsible for clearing the street drains?
 - 9.2.1. PWC is the responsible party for the street drains but it is difficult to get them to come out.
 - 9.2.2. Homeowner intervention to clear blocked drains is sometimes necessary.
 - 9.3. When will the road washout be repaired?
 - 9.3.1. There is no known date scheduled for the repair.
 - 9.3.2. It may be necessary for homeowners to call and request repairs.
 - 9.4. What can be done about trespassing on property and ongoing disregard of property boundaries by church sport participants?
 - 9.4.1. Suggested solution is to contact the pastor and continue to call until the issue is resolved.
- 10. Motion to Adjourn seconded and passed.

Respectfully Submitted,
Cyndi McClendon
Secretary, Camden Woods HOA