

# Camden Woods Annual HOA Meeting 04 April 2023

**Attendees:** Michael Gintz, President; John Corley, Vice President; Jeff Moss Treasurer; Shannon Brost, Community Advocate; Jonathan Swiatkowski, 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 6:38 p.m.

1.1.2. Meeting was opened at 6:39 p.m., no quorum was established not enough homeowners present. Became an informational meeting. Adjourned at 7:46 p.m.

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 posted online.

2.1.1. Motion to Approve – Randy Johnson

2.1.2. Seconded – Lugina Ramos

2.1.3. Approved

## 3. Old Business (Annual Meeting Concerns / Solutions):

### 3.1. President's Report

**3.1.1. Postcards:** Postcards are distributed semi-annually to bring awareness of the calendar dates and common community concerns.

**Postcards will be taped on mailboxes or front doors.**

**3.1.2. Streetlights:** Homeowners raised the request for greater light from current streetlights

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**3.1.2.1. Lumbee river Electric has stated that Camden Woods community has the maximum number of lights allowed and no more streetlights will be installed**

**3.1.2.2. Homeowners may request the installation of LED lights to replace current standard bulbs in the light poles in their yard.**

**3.1.2.3. Recently a request to replace a bulb with LED light was disregarded. Best Practice says to keep asking Lumbee River Electric to use LED lights.**

**3.1.3. Damaged Fencing:** It is the responsibility of every homeowner to repair their fence line. Please repair damaged boards to maintain the uniform look. Per HOA Covenants, our management company will send notifications of need to homeowners as violations persist.

**3.1.4. Trash Can Placement; Yard Signs; Vehicles with Business Signs; Fence Repairs.**

### **3.1.5. Highlights For Years 2022 -2023**

3.1.5.1. May 2022 – Community Yard Sale (~10)

3.1.5.2. October 2022 – Community Yard Sale, Plan & Prep for Annual Halloween Activity. (~10)

3.1.5.3. December 2022 – Christmas Decorations at Front Entrances by Mike Gintz and Collin McCloskey, Second Annual Christmas Time Decoration Contest. Neighborhood residents conducted the judging. Gift Cards for 1<sup>st</sup> - \$100, 2<sup>nd</sup> - \$50, 3<sup>rd</sup> - \$25

3.1.5.4. January 2023 – Approval of Annual Meeting Announcement, Nomination Ballot, Proxy Ballot and Meeting Agenda, Initial development of 2023 Budget.

3.1.5.5. February 2023 Finalized the 2023 Budget, Reviewed 2022 End of Year Closing Balance Sheet, 2022 Audit and Tax preparation and approval; signed Engagement Letter

3.1.5.6. March 2023 – Preparation for the Annual Meeting

### **3.2.Treasurer's Report**

## **4. New Business**

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4.1. **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

4.2. **Items to Present:** Contact your HOA President at least 48 hours before the next HOA Board Planning Meeting to request time at the next meeting; *presentations will be limited in time and number.*

### 4.3. **Municipal Annexation**

4.3.1. Voluntary annexation of contiguous areas (G.S. 160A-31 and -31.1)

4.3.2. Voluntary of annexation of noncontiguous areas (G.S. 160A-58 through -58.8)

4.3.3. Involuntary annexation of contiguous areas, subject to urban development standards, mandatory service provisions, and a ***referendum requiring approval by a majority of voters in the area to be annexed*** (G.S. 160A -58.50 through -58.63).

### 4.4. **Quarterly Board Meetings.**

4.4.1. **March 15, 2023**

4.4.2. **April 4, 2023 Annual Meeting**

4.4.3. **July 13, 2023**

4.4.4. **October 10, 2023**

### 4.5. **Street Drain Maintenance:**

4.5.1. PWC is the responsible party for the street drains but it is difficult to get them to come out.

4.5.2. Homeowner intervention to clear blocked drains is sometimes necessary.

### 4.6. **Neighborhood Marquees:**

4.6.1. The neighborhood marquees/signs will be displaced and/or destroyed by the Camden Road expansion project.

4.6.2. Monies are and have been set aside to provide for the preservation and relocation of at least one sign facing Camden Road.

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**4.6.3.** We continue to work with the three (3) homeowners in resolving this delicate issue.

### 4.7. HOA Financials

**4.7.1.** Neighborhood marquees/signs fall within the construction easement for Camden Rd. expansion.

**4.7.2.** HOA is the designated owner of the structure.

**4.7.3.** Anticipate compensation to be depreciated (10%)

**4.7.4.** Additional funds are reserved to assist the reconstruction as feasible.

**4.7.5.** Three (3) homeowners are impacted directly.

### 4.8. Covenant Violations and Responses

**4.8.1.** Trash Cans – increasing number of garbage cans “parked” on driveways.

**4.8.1.1.** The Rules and Regulations – “Trash cans must be moved from the curb, preferably to a point least visible from the street, within twenty-four (24) hours of garbage pickup.”

**4.8.1.1.1. HOA Response:** Homeowners will receive a reminder notice via mail covering the regulation.

**4.8.2. Yard Signs** – signs are governed by Rules and Regulations.

**4.8.2.1. HOA Response:** congratulatory, welcome permitted; political or social-movement signs have limitations.

**4.8.3. Commercial Vehicles** – Rules and Regulations define commercial vehicle as ‘anything with signage.’

**4.8.3.1. HOA Response:** vehicle registration is the determinate (POV vs COM) and request compliance.

**4.8.4. Fence Damage** – Fence Maintenance is the responsibility of homeowner to repair their fence line.

**4.8.4.1. HOA Response:** Homeowner will receive notice via mail.

### 4.9. Community Watch

**4.9.1.** Status Pending

**4.9.2.** Put the call to volunteers for Community Watch and other neighborhood events. Need help, great ideas, but need volunteers to assist.

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## 4.10. Election / Re-election of the Board of Directors

- 4.10.1. Did not occur. Not enough homeowners to establish a quorum.

## 4.11. Impact of the I-295 and Widening of Camden Road Projects

## 5. Outstanding Issues of the Camden Woods Community

## 6. Community Calendar

### 6.1. Quarterly Board Meetings

- 6.1.1. March 15, 2023
- 6.1.2. April 4<sup>th</sup>, 2023 Annual Meeting
- 6.1.3. July 13, 2023
- 6.1.4. October 10, 2023

### 6.2. Upcoming Community Dates

- 6.2.1. October 31, 2023 Trick or Treat
- 6.2.2. December 22, 2023 Holiday Lighting Contest
- 6.2.3. January 31, 2024 Annual HOA Assessment
- 6.2.4. April 2, 2024 Annual Meeting

## 7. Open Discussion

- 7.1. Metronet came through the neighborhood. Any damage that hasn't been repaired please contact Metronet. We have contact information. Will be resealing the asphalt circles in the streets removed by Metronet.
- 7.2. Changed annual assessment from January 1st to February 1st. Was some confusion, but it is due on Feb 1st every year. Late fee is 1% which is \$1.74.
- 7.3. Waldos beach trash by road outside the fence. Landscaping company cleans that from Camden Road to Waldos Beach Road from 1APR to 31OCT. Difficult when kids on 4 wheelers destroy/damage the property.
  - 7.3.1. Could be a great service opportunity for students which need service hours. HOA can sign for their hours.
- 7.4. Cats - Randy - Feral cat problem. Last summer cats were trapped and animal shelter to process the cats. Now the county has a new program. Trapped 19 cats. Rehomed 9. The other 10 cats have been trapped. If anyone is interested Spay Neuter Clinic on Bragg Blvd. They will accept up to 5 cats from each homeowner. They spay/neuter then give back. If they have a notch on their left ear they have been processed.

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- 7.5. No dates known for widening of Camden Rd. Communicating with district 6 there is no information available.
- 7.6. Any updates with kids crossing the street on Camden Rd? Last plan was the crossing guard would stand at Waldos Beach and Camden intersection.
- 7.7. Fencing: Smelcer and Basic Fencing
- 7.8. **Board needs to make a statement about trying to maintain the uniformity on outward facing fences.**
- 7.9. Owners portal. Currently have 65 people out of 134 using the portal. Putting up financial information on the portal and remove from the public facing website.
- 7.10. Highway at Camden and Waldo Beach. We can talk to NCDOT regarding the right hand turn lane into Whisper Wood or Waldo's beach. Some sinkholes in our roads in our community. Near the drains.

### 8. Adjournment of the Annual Meeting