

# ***Cureton Home Owners Association Board***

Meeting Minutes  
February 20<sup>th</sup>, 2018

## **Opening**

The regular meeting of the Cureton Home Owners Association Board was called to order at 18:32 pm 02/20/2018 by James Goode. Introduction of the board to residents present.

**Present:** James Goode, Mark Holzman, Chesson Seagroves, Chuck Starnes, Miguel Panizo and Cureton Homeowners. Roll Call, Quorum Established.

## **Approval of Minutes**

Meeting Minutes from 12/13/2017 were sent out before read and reviewed by all, Mark Holzman made a motion to approve the minutes, Chesson Seagroves seconded the motion, all in favor, and minutes were approved.

Meeting Minutes from 01/16/2018 were read and reviewed by all, Chuck Starnes made a motion to approve the minutes, Chesson Seagroves seconded the motion, all in favor, and minutes were approved.

## **Treasurer Update**

Mark Holzman commenting on Updated budget 2018 and how some funds in the Landscaping line items have been re-distributed balancing the budget.

- Going over the Website cost per year.
- Should Pine Needles distribution be shared with the Townhome HOA as approved by previous board? No minutes from previous meetings at this time could show this. Tabled until next meeting.

## **Closed Business Items**

- A. **Club House (Loc Doc), Repairs, Light Replacement.** James Goode talked about Loc Doc and the contract to have cameras and fob access installed in the clubhouse. This project has been unanimously approved prior to the meeting, he has to sign and send to Loc Doc.

Miguel Panizo Spoke about lights that are out in the pool deck area and outside of the clubhouse and those will be replaced on 02/21/2018.

Miguel Panizo spoke about the Slide repair and we have been told that work will begin on 02/27/2018. Check with James Walker Chair for Pool to follow up on duration of work and warranty of work.

- B. **Website Update**, Chesson Seagroves said the Website is running and have posted most recent approved minutes and are working on e-mail blast capability.
- C. **Landscaping Projects**: James Goode thanking Rick for working on these Landscaping projects. Caesars Pond project has been funded which includes a water fountain. Flowers and new hedges as requested on those projects.
- D. **Reinstatement of CCR Violations** (March 1<sup>st</sup>) James Goode said that we should send out letters indicating this to the community, e-mail blast. If you are in arrears or in violation then we will press forward on the process. There are three letters that go out, 1 brought to our attention, 2 have you fixed it, 3 you did not fix it and now you are going to have to meet with the CCR committee for a hearing on the issue that may lead to a fine. Dan is the Chair Person for CCR Violations. Violation letter get sent out by Cedar Management.
- E. **Pool Management Contract**: Miguel Panizo indicated the owner of the Pool Management Company would like to meet with us. As per the contract which has been signed requires minor repair to be taken care of. There are currently some tiles missing in the border or water line at the kiddy pool. Pool Management company will do repairs and bills for them as stated in the contract.
- F. **Slide Repairs** Miguel Panizo has already spoken about this under closed business.

### **New Business**

- A. **CCR rewording purpose Rental control in the community**. Chesson Seagroves showed a version she received from the Attorney and possible wording to change the CCR to control Rental volume in the community. Not to be specific on phases or sections of the community in these rules. Rental cap to be up 20 % of the entire housing membership.. Also a mention of having additional approved forms to be included in Leases the Home owners use with their tenants. This subject still has to be finalized.
- B. **Committee Updates**, Chesson Seagroves updated that the Social Chairperson is stepping down. Chesson has reached to any member that has helped in the past

and no one has stepped up to help. Kristan will continue to work the Easter Egg Hunt.

Communications Committee: Chesson Seagroves updated that Donna is still working on the Facebook page, she monitors offensive comments and deletes them.

- C. **Sidewalks, Trails, Trees, Speed Bump:** Chuck Starnes updated Brad head person at Landover are currently working on camera work and evaluating the sewer and roads in preparation to complete roads and do turn over to city. Process may take 8 months and will include completion of the top coat of asphalt. In regards to the **Silt Fencing** on lots in the Classica section Silt Fencing responsibility of Landover needs to be removed over two thousand feet of it. **Sidewalk**, we have been talking with Todd Matthews from the city working with Miguel on this. **Trees:** Chuck indicated he worked out a great deal with Southern Shade Tree. The overgrown trees are currently damaging school busses. McPherson Street according to The Transportation Department for Union County Schools is giving them a problem.

James Goode addressed the Board indicating that he had to be excused for family related matters. He turned the gavel over to the VP.

**Speed Bumps** for Sunset Hill Rd: Chuck Starnes he is requesting to form a committee for this purpose, we are currently working this issue with Miguel Panizo.

- D. **Clubhouse A/C Contract, Mulch for Playground, Thermostat Control:** Miguel Panizo updated on the A/C maintenance contract and getting additional bids to compare pricing. Playground Mulch is very thin and we need to look into adding more for safety reasons. Miguel will look into adding Mulch to the playground. We will add Thermostat control lock boxes to prevent unauthorized adjusting of the temperature of A/C units.
- E. **New Additions to Committees.-** James Goode had indicated he had a Resident for the Arc committee and Chuck Starnes had another resident for the Covenants committee.
- F. **Club House rules:** Chesson Seagroves Clubhouse rules are set by the board and committees and are not legal documents.

**Adjournment:** Mark Holzman motioned to Adjourn, Seconded by Chuck Starnes, all in favor and meeting adjourned at 8:00 pm on Feb 20<sup>th</sup>, 2018 in the Cureton Clubhouse.

Minutes submitted by: Miguel Panizo Approved by: