

November 14, 2017

Cuthbertson HS

Cureton HOA Annual Meeting

Candace Definis, Dennis Padgett, Lou Padilla, Mark Holzman, Stewart Taylor,
Residents of Cureton Quorum is 101

7:08 Dennis Padgett called the meeting to order. Tony second the motion

Chesson Seagroves Social Committee Chair discussed upcoming events in Cureton
November 26th 6pm-7pm Giving tree
December 2nd 6:30pm Lighting of the clubhouse
December 9th 11am- 1pm Cookies with Santa

Candace discussed interim board voted NO to the Bluejay easement. They have communicated the decision to Bluejay.

A special meeting will be planned to change the CCRs to not permit the board to have control to lease, license or rent any property of Cureton

Cedar Management now has ability to do online voting

Tree trimming will be completed with in next two days in Phase one
The new board will obtain estimates to complete the rest of the community
TOW owns all trees in phase 1
\$4,000 was used from landscaping budget to complete tree trimming in phase 1

The new board will begin research to when will town of Waxhaw take over the road. If you have any connection with TOW or TOW commissioner please discuss the street takeover.

French drains have been installed in the Classica section to alleviate the drainage problem on to the trails. Classica has reimbursed Cureton for the installation of the French drains

Traffic light for the corner of grey byrum and 16 is being voted on tonight as well during the BOC meeting Landoever has contributed monies to help with the installation of the light

Sprinklers in the common area over by arsdale. Rick Carroll states trying to bring all common areas up to Cureton standards. Landscaping is costly and will submit estimates for trees and shrubs to the new board.

2018 budget was rectified to not include a 10% increase and will remain the same as 2017. Unable to locate the minutes to verify a vote to increase the dues. Tony made a motion to approve 2017 for 2018 Richard second the motion. Voted and all agreed.
If different areas need monies the board will vote and move from one area to another if deemed necessary.

Basketball hoop project was asked. It was proposed to possibly put up a basket by playground. The new board will discuss or use the monies for another project.

The pool and slide need to be fixed. It will be additional cost above the pool budget.

The new board will not over spend operating budget and Scott Hines will see what monies are left over from each project/committee on budget.

Introduction Board Candidates

Chesson Seagroves Secretary of TOA, against Blue Jay. Realtor and has been an active community member this past year co chairing the social committee

Chuck Starnes against Blue Jay easement. Against any business coming onto Cureton property and is president of a commercial construction company. He does not build in Waxhaw

Stewart Taylor Graduate of UNC and ECU, business finance accounting, finance officer
States will listen to people and absorb what is being said.

James Goode Master of Anesthesia. Was a state treasurer of a board in SC, military, people person, has been HOA president in MD

Mark Holzman asked to join former board, against bluejay, has works in project management position and currently working as risk control consultant for a major property and casualty insurance carrier, follows the rules and works within bylaws

Migual Panizo agrees to say no to Bluejay. States dangerous and looking out for the safety of our children and homeowners. Concerns about communities financial and issues and that is why decided to run.

Donna Smith – Communications committee

- Main communication with the community is Facebook and our website.
- There are 700 homes in our community and around 90 that still only receive community notification through mail only.
- A lot of communications have been sent from the communication committee via emails that were provided to us from Cedar Management; if you are not receiving any email communications, please let a member of the new board know.
- Mailables are expensive; the committee will continue to focus community communications via Facebook and email blasts.
- There will be a new website soon, everyone will have to re-register for that website similar to the way it was done with the old website. The new website will be private rather than public like the existing website.

Laura from the community has been working to build the new website, we appreciate we appreciate her help for all that she has done to build this new site for Cureton.

Clubhouse Committee

- Candace discussed the details of the slide
- Upcoming events at the clubhouse

Stewart Taylor – Christmas Decorations

- Stewart discussed the details of the slide and took questions for the audience regarding the cost for the lighting and decorations since that was not presented on the slide.

Election Results.

2 Year Terms – Chesson Seagroves, Mark Holzman, Chuck Starnes

1 Year Term – James Goode, Migual Panizo

Scott with Cedar Management informed the new board members, per the bylaws, a meeting must be held within 10 days to elect positions and he was going to send out an email to everyone so we could all email each other.

Discussion on October meeting from audience to Dennis regarding how some community members acted and the language that was used. Dennis stated, that cannot happen again, end of discussion.

James Walker – Pool Committee

- James reviewed the details of the slide.

- Reviewed the total number of attendees at the pool for the year.
- Discussed some projects that are being considered for the pool.
 - 1- resurfacing of the slide - \$11,000
 - 2 – Kiddy pool upgrades, possible splashpad, mushroom addition, shade member on side of pool block out sun.
- Future plans for swim team – Dennis didn't know the cost and what other requirements would be needed. Something to consider for the future, Millbridge has one.

Rick – Landscaping

- Rick reviewed the details of the slide
- Has stopped doing maintenance and not working on enhancements
- There are no maps for the irrigation system – cannot find the valves for some systems yet.

Chesson – Social Committee

- Chesson reviewed the slide and accomplishments of the social committee and what future events there are for the remainder of the year.

Arc Committee –
Review of the slide

Finance Committee
Review of the slide

Q&A

Sewer issues with the townhomes and what is the process to get speed bumps on Sunset Hill?

Is there a standard for streetlights, there are many areas of the neighborhood that are dark with minimal lighting. Per Dennis, there is a standard, just not sure what it is. Union Power may be able to help with that. Also, if there is a streetlight burned out, call the city of Waxhaw with the tag number on the pole.

Concern from resident over the cost of the Christmas lights and decorations, by her calculations the cost was over \$70k. Stewart got up again to explain the breakdown of cost for the next three years.

Motion to adjourn the meeting 9pm – Tony
Second from Dennis
All in favor from the audience – 9:01PM.