

CURETON HOA MEETING MINUTES 12/13/2017

Meeting called to Session at: 6:28 pm
Meeting called by: James B Goode
Board members in Attendance: James B Goode , Chuck Starnes, Chesson Seagroves,,
Mark Holzman and Miguel Panizo

Minutes

Old Business

- Review of Budget 2017 that passes over to 2018.
- Review Budget by line item to understand expenditures and actions of previous board.
- To correct some overspending from the previous board Budget 2017 we need to transfer \$ 25,000 from reserves so we start 2018 budget without deficit. The budget cannot have a deficit from the previous year. Each year the Budget has to balance zero.
- Suggestion to do a Reserve Study, to make sure the reserves are adequate for this size of community.
- Because of overspending in 2017 we can manage mostly maintenance and some projects to be made in 2018.

Committee Updates

- Landscaping verifying that Carolina Landscaping Invoices had been paid by Cedar.
- Request to have a Meeting with Carolina Landscaping Management Owner and Cedar management to go over procedures and request more presence from their crews.
- Meet with Each Committee Chair to get to know each other and learn of the needs they might have for each department.
- Coordinate a meeting with Cedar Management Scott Hines and the Board to ask any questions we might have.

New Business

- Study of solutions to control of excessive rentals in the community.
- Request an opinion from the HOA Attorney on this matter and CCR rules.
- Clubhouse and Pool Key fobs to be issued by Cedar Management.
- Implement new Website for Cureton with more information about the community.
- Look into upgrading access and security for Clubhouse and Pool area.

- Look into additional dates that the Clubhouse can be rented and allow more access to the Community Residents. Review its current use.
- Water over trail by Classica, French Drain Installed and Paid by Classica, additional work might be required.
- Look into requesting from the Town of Waxhaw process to Install Traffic control devices at Sunset Hill Rd. to control traffic cutting from Kensington to Providence using Sunset Hill Rd

Motion to close the Meeting by James second by Miguel. Meeting Closed