

Cureton Home Owners Association Board

Meeting Minutes
January 16th, 2018

Approval of Agenda

The HOA Board members met prior to meeting to evaluate and adjust agenda for upcoming meeting. The agenda was adjusted and unanimously approved for the meeting.

Opening

The regular meeting of the Cureton Home Owners Association Board was called to order at 1900 on 01/16/2018 by James Goode.

Present

James Goode, Mark Holzman, Chesson Seagroves, Chuck Starnes, Miguel Panizo and Cureton Homeowners.

Approval of Minutes

Meeting Minutes from 12/06/2017 were read, James Goode made a motion to approve the minutes, Mark Holzman seconded the motion, minutes were approved.

Open Issues

- Introduction of the Board Members to the Cureton Residents
- Mark Holzman gave an Update of the budget and explains how it carries over from 2017 to 2018. Due to the early transition in Boards no change in Budget was approved and no additional HOA dues were increased explaining the Budget History.

Old Business

- Chuck Starnes briefed community on Greenway and repairs needed at walking trails by the Classica Section. We have to continue to cut trees or School Buses will not be able to gain access to the streets, specially the Classica area.

- Chesson Seagroves spoke about the rental Cap Scenario and What CCRs would we want to change. Consult with HOA Attorney to develop wording that would go into CCRs. Why is so important to protect the community from excessive rentals. Currently most of them on Phase one.
- Miguel Panizo spoke about the pool Contract and Slide Repair contracts were approved and should be communicated to appropriate Chairs and cedar Management. Light repair estimate for outside lights clubhouse and pool area was approved as well.
- James Goode Spoke about Fob Access now granted by Cedar Management, open Clubhouse to Cureton Residents during the day when not in use and to be access only with key fobs. We currently have 18 Master keys out and those should be collected. Christmas light expense contract \$ 24,000.00 and \$ 8,000.00 to be paid in three years. Clubhouse \$ 62,000.00 approved by the previous board and all receipts are accounted for. All Work approved and paid for.

New Business

- Chesson Seagroves spoke about the Community Face book page is coming and will be a community website open to all. Cureton Community Bulletin Board.
 - James Goode spoke about adding Members from each of the different phases to committee positions.
- Attorney Matters: Present Lawsuit update: awaiting briefing from Attorney.

Floor now opened to Cureton Homeowners for questions and concerns.

1. Homeowner concerned about the Ceaser's Pond renovation.
2. Concerns on minutes from previous board addressed. It was agreed to table issue until clarification could be obtained.
3. Cureton resident had positive comments on Christmas decorations and questions on FOB key. Requested that board review possible safety issue with bathrooms during pool season
4. Cureton resident asked about Traffic light installation. Advised by board member of present time frame approved by city of Waxhaw. There are safety concerns and we need to push the city for expedition of project.
5. Board member advised that Landever and their contribution for that traffic light in front of the Hospital. He also mentioned we should attend community meeting about possible closing of Union county Library.
6. HOA president explained that violations and control will be back in full force as of March 1st, 2018 and fines will be imposed.
7. Cureton Resident questioning the access to Clubhouse and concerned about unauthorized access to the same.

8. Cureton resident concerned with privacy during rental period if there will be cameras installed.
9. Cureton resident asking about the Landscaping contract, James Goode indicated we are meeting with Kevin “the Owner for Carolina Landscaping Management” to make sure we can work together and out concerns that are being addressed.

Adjournment

Tony Womack made a motion to adjourned the Meeting, Nataly Second the Motion.
Meeting Adjourned at 8:05 pm, Jan 16th 2018 in Cureton Clubhouse.

Minutes submitted by: Miguel Panizo Approved by: