

Celebration Square Annual HOA Meeting

Meeting Minutes

June 9, 2009

Attendance: It was noted that the number of homeowners attending was higher than in past years, likely due to the venue being closer to the community. It was also noted that the Board selected the venue to patronize a local business which appears to be struggling.

Gutter Cleaning: Some homeowners noted that their gutters stopped draining after they were cleaned. Grandchester requested that all homeowners check their gutters and report any issues.

Power Washing: Some homeowners noted water in their homes after the power washing, causing damage in some instances. Grandchester recommended that we continue with the schedule of alternate years.

New Property Manager: Grandchester noted that they are still adjusting to our Association and pointed out that one item they have clarified is the Association's responsibility for water lines from the meters to the homes, contrary to what the previous property manager had told some homeowners. As part of this adjustment, Grandchester has been inspecting our community for scoping of major funding requirements, such as roofing, asphalt, and fencing, in preparation for the 2010 budget proposal. They also noted that their fees are lower than our previous property manager and this will be factored into the budgeting. A homeowner suggested that Grandchester and the Board also consider market conditions in planning for large projects.

Fencing: Grandchester asked for feedback on whether or not the fencing is covered by the Association and the homeowners in attendance agreed that it is. Grandchester will assess the state of the fencing in more detail and provide replacement and maintenance recommendations to the Board.

Landscaping: Grandchester expressed dissatisfaction working with Carolina Outdoor Care and will propose alternatives for the Board to consider when our contract comes up for renewal. They may also ask for homeowners to participate in interviews of the candidates. A homeowner suggested posting the seasonal schedule of landscaping tasks (seeding, planting, aerating, *etc.*) on the website. Grandchester noted that specific dates would be nearly impossible to get from any landscaping company as they will be impacted by several variables including climate. A homeowner noted that several Junipers have died over the past few years and David from Grandchester said that he believes they are either infested or diseased.

Communication: A homeowner suggested leveraging Grandchester's web presence and the newly compiled e-mail list to improve communication.

Work Orders: Grandchester pointed out that they use their web-based work order system to monitor the performance of the various contractors and encouraged all homeowners to use this system.

Mulch: Grandchester estimates the mulch for this year will be ~\$1,500. It was noted that we did not mulch in 2008 due to the over-budgeted cost of mulch in 2007.

Garbage Cart & Recycling Bins: The Board President noted that she would like to label all garbage carts and recycling bins to aid in identification of orphans. She will send a notice to all residents prior to entering properties.

Parking Spaces: A Board member suggested that the next time the parking lot is sealed, the spaces be widened. Grandchester noted that the only limitation will be from laws regarding the minimum number of spaces as dictated by the size of the property, but that they will look into this. Grandchester estimated sealing will occur within the next 3 years and cost ~\$3,000.

Financials: A homeowner inquired as to how financial decisions are made and it was explained that the property manager will make proposals to the Board and solicit bids for projects where necessary. The Board will then make the final decision on execution of the project. Grandchester also noted that the monthly financial statements are available on the website. A homeowner requested the proposed 2010 budget also be posted so that all homeowners can review and provide feedback to the Board before the budget is adopted. Grandchester noted that the adopted budget should be mailed to all homeowners in December with the payment coupons.

Architecture: As part of Grandchester's adjustment to our Association, they will be providing clarification on responsibility for exterior wood. They noted that, in general, window and door frames are almost always the responsibility of the homeowner. Grandchester suggested the Board form an architecture committee as homeowners will likely have difficulty replacing original hardware and other items.

Termites: A homeowner inquired about the termite protection survey and a Board member noted that she had a confirmed case of termites in 2008 and that the protection provided at the time of construction has expired. Grandchester noted that they had received a very competitive bid and would present to the Board.

Flowerbed at Sign: The homeowner who had been tending to the flowerbed under the community sign noted that she would no longer be able to do this. The Board will take this up at their next meeting.

Social: A homeowner inquired about the social event survey.

Board Membership: Although unconfirmed, it was assumed that Board members have a 3 year term and none were due to expire. No Board members resigned, but it was suggested that any homeowners interested in being on the Board notify either Grandchester or the current Board to aid in filling any vacancies that occur prior to next year's Association meeting.