

Fortunes Ridge HOA- Homeplace III

Annual Meeting

May 8th 2008

Meeting called to order at 6:35PM by President Martha Brown

- Board members present: Martha Brown, Lynda Pletcher, Bob Jordan, Christine Stachowicz
- Members absent: Larry Jaeger, Ann Colosia, Laurie Bryan, Erin Waanders
- Rebecca Mousseau -Grandchester Meadows Property Manager

Quorum of Homeowners established- 27 owners, members and guests

Presidents report:

- Board interviewed three property management companies and selected Grandchester Meadows. They began the end of January as the company for the HOA. Dickson continues to manage some rentals on the property for individual owners.

Building repairs:

- Buildings 66-73 & 77 are currently being repaired by Preferred Builders. Rotted cedar siding and trim is being replaced. The work is more extensive than it first appeared.
- Shamrock Painting is brush-painting all trim and siding on repaired buildings. They are using a high quality paint which should last longer than the previous paint job. They are also painting the chimney caps.
- Grandchester Meadows management is on the property weekly to check on the progress of the work.
- Once these groups of buildings are completed and total costs received, the board will make plans for repairs on other units.
- Board is getting estimates for gutter replacements throughout the property. The gutters need to be larger in size and installed correctly to remedy some of the on-going issues with leaks and drainage.

Grounds:

- New Mailbox stands and mailboxes will be installed over the next two months. Once the wood dries, they will be painted a color matching the new paint used for the building trim. Mulch will be placed around the mailboxes in-order to keep the weed-whackers from destroying the posts. The Mailbox units are level but the ground is un-even around them.
- Carolina Outdoors was hired in January to replace Valley Crest. They do the weekly yard work, tree removal, bush trimming and gutter cleaning. They will work with the board on other landscaping projects including bush and shrub removal and replacement, drainage issue, the large planters and overall property enhancement.
- Stumps and dead trees have been removed. Grass has been fertilized and weed pre-emergent spread.
- Mulch and pine straw have been spread throughout the property.

Election of new board members: Three, 3-year terms.

Ballot was amended before voting. Laurie Bryan and Erin Waanders declined from running for another term. Philip Kraysler asked that his name be removed noting there are other good candidates.

- Linda Bowles, Peggy Oden and Quinn Byars were elected unanimously. They will serve until 2011.
- Bob Jordon, Larry Jaeger and Ann Colosia will continue until 2010.
- Lynda Pletcher, Martha Brown and Christine Stachowicz will serve until 2009.

Volunteer Committees:

- Landscaping- Linda Bowles, Peggy Oden, Phillip Hartzog, Martha Brown, Lynda Pletcher
- ARC review-Ann Colosia, Linda Bowles, Phillip Hartzog, Larry Jaeger, Martha Brown, and Christine Stachowicz
- Web site- Erin Waanders, Beth Jaeger, Lynda Pletcher
- Social committee-Laurie Bryan

Open forum

- Roof leaks still continue to be an on-going problem with frequent repair requests to Grandchester.
- Stoops and steps are pulling away from buildings due to drainage issues. They are an expensive homeowner repair.
- Magnolia tree at 72 C, owner requested it be cut down- too close to building and it is destroying the sidewalk.
- 72A - crepe myrtle needs to be cut back and limbs are overhanging the deck at back.
- 90 C and 84 C requested that the dead shrubs which were removed last fall be replaced.
- Gutter problems and flashing problems were reported by several owners. They are causing interior leaks.
- There have been car break-ins at 73. The owner requested a motion sensor light be installed.
- Unregistered cars are still parked on property.
- Concerns about homes being rented to three and four students or "roommates". Question was raised, "Is this in violation of single family dwelling" ? It is certainly the reason for parking problems. Can owners be sent a letter from board or management reminding them they should not rent to groups or at least telling them again about only two parking spaces per-unit.
- Robert Jordan presented an idea about HOA buying the rental units as they come up for sale, repairing them, and then selling to single families. Philip Kraysler said he would like to work on this idea with Bob. There is a concern we do not want more than 25-30% of the units be rentals as it can affect mortgages.
- Request made for a secure US post office box to be installed on the property for outgoing mail.
- Many positive comments about how nice the property looks currently.
- Several affirmations that the new management company is responsive and polite and "gets things done!"
- The board was publicly thanked for their efforts to find new company and for all the work that is currently being done on the property. Annual Meeting was adjourned at 7:50

Board meeting was held immediately following the annual meeting to elect officers for 2008-2009.

- Martha Brown –President
- Lynda Pletcher- Secretary
- Peggy Oden- Treasurer
- VP will be elected at **next regular board meeting July, 10th at 6:30, Woodcroft Professional Building**