

**Fortunes Ridge Homeowners Association/ Homeplace III  
Board Meeting – January 10, 2008**

**Next Board Meeting – March 13<sup>th</sup>, 6:30 PM, Suite K,  
Woodcroft Professional Building**

Members in attendance: Martha Brown, Ann Colosia, Bob Jordon, Larry Jaeger, Lynda Pletcher, Christine Stachowicz, Erin Waanders

Dickson Properties- Katie Dominello

- Quorum was established. The Minutes of the November Board meeting were previously approved by email, hand distributed to residents, and mailed to homeowners not living in the community.
- No residents present. One guest- Board President for Homeplace I and II HOA

**Financial Report:**

1. Dickson distributed the November financials. Christine questioned the content of the “prepaid accounts receivable” balance. Katie clarified these are the direct deposits from auto-draft accounts. Having asked for an itemization of the balance, Christine questioned that it does not equal \$114.00 times the 31 homeowner accounts paid via auto draft.

- Katie will confirm the nature of the account and provide Christine with an itemization of the balance

2. December financials were not shared with the Board; they are not available yet from Dickson.

- When the December financials are complete, Katie will send them to Christine along with the work orders and invoices that match the November and December statements.

**Questions concerning financial issues:**

1. Katie clarified that the \$60.00 paid to Woodcroft covers six meetings in the community room for 2008 for the months of January, March, May, July, September and November.

2. There were questions concerning what work A-Z Contract Services did on 104B, 105A, 90B and 83B and regarding grounds repair charges paid to Dickson. Katie is checking on the 98D mailbox charge as well. It is not clear what work orders these charges pertain to

- Katie will send actual invoices for the work to Christine.

3. Ark Roofing has been paid \$450.00 for flashing repair at 63D. Owner reported a new leakage that seems to be a result of fixing the first problem. Owner wants this repaired as well.

- Katie will call the roofers back

4. All America invoice does not add up to total paid in July. We still do not have explanation for the discrepancy in invoice and total paid.

- Katie will continue to ask Dave, the owner of All American, and/or their office manager for clarification. They have not returned her previous phone calls

5. Dirty Deeds payment from last year is now resolved to the Board’s satisfaction.

6. Lannie Reardon, hired by Mona, did tree trimming at the same time that Carolina Outdoor did; the board approved tree trimming. From previous financial statements, it appeared there were duplicate charges. Looking at the invoice provided by Katie, it was finally resolved that Lannie Reardon cut different trees than did Carolina Outdoors.

**Old Business- Status of action from previous minutes and meetings**

1. Valley Crest’s last day will be January 15<sup>th</sup>. They need to complete leaf pickup prior to that date. Katie said the November Valley Crest payment subtracted the amount charged to us for annuals that they did not plant. We will be moving forward with the new property management company to get a new landscaping company contract in place as soon as possible.

2. 88A deck been fixed and new tenant has moved in. (property is managed by Dickson)

3. Katie has sent letters to the following owners concerning violations:

- 63 B- tenants have large dogs running loose behind the townhomes and no one cleaning up after them. Owner had been notified again to clean up oil stains in parking spaces left by previous tenants.
- 68B- items that need to be removed from under deck
- 65D- old shower door needs to be removed from front of house. (Board member reported as of the meeting it has been removed)
- 69 A- Satellite on front of house without ARC approval

4. Water Meter covers-Katie said she was unaware of any covers over at the rental office as Mona had previously indicated. Bob said he would look into replacements from the city.
5. Lee's Towing Company will be instructed by Katie that they are no longer allowed to drive through and tow illegally parked cars. There is no contract with Lee's. They will come and remove their signs. However, any owner/resident can call them or any other towing company to remove a car that is parked in their numbered parking spaces or an undesignated area. The current parking policy is still in effect and cars parked in undesignated places will be towed at owner's expense.
6. Asphalt medic has completed painting the missing parking space lines left unpainted from last summer's job.
7. Actions not completed
  - o 63B oil spots were supposed to have been cleaned up after Christmas. They are still there. Katie will send another reminder. If the owner does not address the problem, the Board can decide to hire someone and charge the owner for the clean up.
  - o Replacement of 81C gutter, damaged by All American, has not been taken care of.
  - o Contact information for CPA and Association lawyer-Katie will send to our new management company.
  - o Copy of the insurance policy has not been obtained. Katie said this will be in the records sent to our new property management company.
  - o Katie said there are no other homeowner outstanding work orders to date.
8. Painting the 4 visitor spaces at the building #94 cul-de-sac- Board agreed that Dan Waanders, who painted the green and white building number signs, could provide a quote for the painting project.
9. Two new residents have moved in. There are 8-10 units for sale currently.

**Ongoing/Unresolved Issues with All-American:**

Steve Dickson has asked, again, for the Board to make him a list of the repairs that were not satisfactorily completed. Erin reminded Katie, and showed her actual email copy that she submitted to Steve last month (for a second time), that this was done. We reminded Katie that the Board was not asked to make an official and detailed list when Steve suggested at the September Board meeting that Larry, Bob and Mona walk the property. What has been sent to Steve is a list compiled from Bob, Larry and Christine's unofficial notes. During walkthrough with Mona, they did not have the invoices with them to compare what All American said they did with the appearance of the work that they could only see from the ground. Katie said she and Steve walked around last week and "didn't see anything that looked too bad." She said Steve feels that All American will work with us to fix what isn't right but reminded the Board that they would only be fixing the work they actually did, not things we thought they should have fixed. As this problem has gone on since July 2007 and is not resolved, the Board agreed to work with our new management company, Grandchester Meadows (GM) to formulate a plan of action to get this resolved. Katie again said she feels that All American wants to make this right but Steve needs the list of our issues. Erin agreed to, again, email the list of concerns documented by Bob, Larry and Christine.

**New Business**

- The Board is pursuing a potential contract with Carolina Outdoors for lawn maintenance /landscaping, gutter cleaning and tree trimming in one package. Grandchester Meadows will negotiate with owner Chris Lambert and get contract details to the Board for approval.
- Grandchester Meadows will work with Board to formulate a plan for moving forward with other siding repairs and painting.
- A motion was made to waive the January late fees for anyone paying dues after Jan 10th. Motion passed unanimously.
- We will be setting up new bank accounts and transferring money this coming week. David Robbins of Grandchester Meadows suggested that the Board President and Treasurer also be listed on all accounts. David, Martha, and Christine will open accounts at Wachovia.
- David Robbins has been in touch with Dickson Properties to get all necessary information transferred. As of this meeting date they have not sent the requested documents.
- The new website at Grandchester Meadows now has a section for "Fortunes Ridge." Interestingly, the board discovered that our original incorporation papers refer to us as "Fortune Ridge"- **Not** "Fortunes Ridge." The minutes will be posted to the site when approved and meeting dates will be highlighted on our home page. Erin, Lynda and Beth Jaeger, the web committee, will continue to review and revise the site now that it is up. Web site address is <http://www.grandchestermeadows.com/>

**Meeting was adjourned at 8:35.** Lynda Pletcher, Secretary