

Fortunes Ridge HOA- Homeplace III
Annual Meeting
May 14th 2009

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

- Board members present: Martha Brown, Lynda Pletcher, Larry Jaeger, Ann Colosia, Quinn Byars, Linda Bowles
- David Robbins and Kaylan Bynum- Grandchester Meadows Property Manager
- Quorum of Homeowners established- 16 home owners, plus board members present and 11 proxies

Presidents report:

Building repairs:

- All building repairs had been completed.
- All buildings have new larger sized gutters and downspouts installed. Rotted fascia board behind the gutters was replaced and painted.
- Shamrock Painting is continuing to complete painting all trim and siding on repaired buildings. This process has been much slower than anticipated. The buildings not currently completed or begun are to be finished over the next two months.

Grounds:

- Carolina Outdoors continues as our landscaping company. They do the weekly yard work and periodic, tree removal and bush trimming. Grass has been fertilized and weed pre- emergent spread.
- Mulch and pine straw have been spread throughout the property.
- Gutters are scheduled to be cleaned this summer
- There are many overgrown bushes that will need to be trim back to the ground in order for better growth to reoccur in the aging shrubs. They will be cutting many of these back to the ground and removing any dead bushes in the next few months.
- A community Garden is being established. A \$30.00 fee for each space has been requested to help defray costs of setting up the garden spaces. Guidelines for gardeners have been written and will be given to each person requesting a "plot".

Property Management Company Report:

- ✓ Reserves funds have been depleted due to all the property repair and painting work. The average cost "per home" has been around \$2,500.00 which included siding repairs, painting, fascia board repairs, and new gutters and down spouts. The work was completed without any home owner special assessments as we had adequate reserve funds
- ✓ After all the work is completed, then money will go back into the reserve accounts. Two projects still left to project funds towards include replacing the concrete (parking pads and other area), and landscaping improvements throughout the property. The roofs should be alright for another 5 years (they were replaced 8/9 years ago) but we will need to keep saving for this large future project.
- ✓ The Grandchester Meadow website has repair work orders for homeowners to complete. This helps to have the request in writing with dates. Homeowners can follow the status of the request through the website and know when to expect repair people. It is important to use these forms, rather than just calling the office when requesting assistance. The website also has minutes, newsletters and other community information for Homeplace III.

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

Ballot was amended before voting. Mr Dunlap withdrew his name.

Philip Kraysler, Martha Brown and Lynda Pletcher were the nominees for the three, 3 year terms.

- Martha Brown, Philip Krasler and Lynda Pletcher were elected unanimously (2012)
- Linda Bowles, Peggy Oden and Quinn Byars will continue until 2011.
- Bob Jordon, Larry Jaeger and Ann Colosia will continue until 2010.

The board thanked Christine Stachowicz for her service.

Open forum

- ✓ Questions were raised about the proposed condo building on the corner of Woodcroft Parkway and Fortunes Ridge. General feeling is neighbors do not feel it is necessary, do not want to see the woods removed and feel it could directly impact our property with excess traffic. Could we organize to do more?
- ✓ Martha reminded owners to NOT approve Woodcroft association purchasing a unit as they have proposed two times now through the voting process. They have not had enough votes to take action and have proposed a third upcoming vote. Owners need to vote "no" and not simply ignore the ballot. It is Martha's understanding they will not begin building until over ½ the units have been sold, which has not happened to date. The city did not approve the removal of the median at the corner on Fortunes Ridge so the Office complex would have to now find another entry/exit into the proposed parking lot.
- ✓ Owners at 80/81 and 67 A request trees to be removed
- ✓ Concerns expressed about how "ugly" it looks to cut the shrubs back to ground and what happens if the bushes do not grow back up. Martha again explained the landscaper's recommendations in order to get better growth. It may look unsightly now but they will grow back fuller and then can be correctly pruned. If they completely die then we will address planting a native shrub more suited to the location.
- ✓ Concerns expressed about the painters not finishing work they began before moving on to other buildings and that they have not been on the property in a long while but all their ladders, buckets and drop clothes are still scattered throughout the community. David responded he has been trying to get Joe to respond to his calls and to come up with a schedule to complete the work. He will continue to push to see the work is completed. If individuals have areas not painted or issues with the painting, please fill out a work request form on the website.

No other issues. Meeting was adjourned at 7:30PM

Board meeting was held immediately following the annual meeting to elect officers for 2009--2010.

- Martha Brown –President
- Ann Colosia- VP
- Linda Bowles- Secretary
- Lynda Pletcher- Treasurer