

#### 4/28/2005 2:30 PM board meeting agenda

1. Question about our new basketball goal
2. New Pool and Club house
3. Current pool building
  - repairs
  - trash can enclosures
4. Review of HOA committee's
  - Pool
  - Architectural Review
  - Landscape
  - Social / Welcome
  - Directory
  - Neighborhood Watch
  - Newsletter
5. Community Project to use City of Concord Grant funds
6. George Liles Parkway update including how it is affecting entrance
7. Financials
8. Miscellaneous Items

#### 4/28/2005 2:30 PM Board Meeting Minutes

At meeting William Niblock, Jackie, Christina Evers, Bob Brooks, Ken Henderson, Mark Hopkinson, Jennifer Beresh

Meeting called to order at 2:35 by Bob Brooks

1. **Basketball goal** – requests for goals on private residences had to be turned down due to how the lot was situated and therefore a Niblock Homes donated the goal that was placed in amenities center parking lot. A question was brought up as to who has priority - parking or ball players? There was discussion as to that this should not be much of an issue, especially since there is additional parking being added on the other side of the pool. We do want to make sure that outside residents to come into the plan to play. Monitoring will need to be done to make sure that there is a residence in the group that is playing. Have residents keep an eye out for this and have Christina put up sign stating for use of residents only.

**Neighborhood issues** – all approvals have come in from the City of Concord. Speedway Drive on both sides of the road will be developed. Niblock homes will not be selling the lots to any other builders. The addition to the Cobblestone section will hopefully begin within 2 weeks. There are approximately 20 lots on the old junk yard that will be developed. The plan now adds 260-280 (670 total) lots to the project. Part of this expansion will include a swimming pool (junior Olympic competition size), clubhouse usable area 40 x 46 room with stone fireplace, storage, kitchen, bathrooms, and additional parking. Speedway Drive will be upgraded with gutters, sidewalks, and trees out to Poplar Tent. There will be a turn out of Speedway Drive. There will also be another turning lane added on Poplar Tent going West. Timing of

Speedway Drive changes hopefully will coincide with opening of George Liles to Poplar Tent. Niblock homes also bought the brown house on Speedway Drive that was up for rent. This house will be fixed up.

- 2. New Pool/Club House** - Review of site plan for pool and clubhouse. There will be a wall by pond and then possibly the pond could be extended toward the clubhouse. A walkway will need to be worked out to go from the current parking to clubhouse. The pool will be 6 foot deep in the middle – lanes with tile markers and 25 meter. Digging will start the week after next if all goes well. The goal is to have this done by middle of summer.

Inside the clubhouse the walls will be 10 feet tall on the sides and then the room will be 18 feet in middle. There will be a porch on both side (pond & Pool) Niblock Homes will provide some furniture (sitting area by fireplace) and tables and chairs enough for 100 people. William Niblock will check to see if additional pool furniture will be provided with the new pool. Hopefully the building will start within 30 days. There will be ceiling fans on outside with rocking chairs. Niblock Homes will also look into putting benches around the pond.

- 3. Current Pool** – There is still a concern about the roughness on bottom. Christina will meet with William and Mark from US aquatics to go over the current pool before it is filled. The pool committee has not seen the pool plans as of yet, but the plans will be reviewed at the next meeting.

**Cobblestone** – Part of the gate of the fence is attached to the siding and not the house so there are issues with the gate. There are also issues with hinges not being placed properly. Then there should be pine needles under the fence for lawn maintenance.

- 3. Current Pool cont.** – Three leaks were repaired. The concrete needs to be filled back in. The pool committee wants it open by next weekend. Pool committee has also added to the lifeguard hours from last year which increased the contract by \$2,000. This number also includes in increase in the base price.  
Trash cans – The pool committee reviewed many catalogues. The one that they chose has wood slats surrounding the cans. Bob made a motion to vote on the trash cans and it was seconded by Mark H. Ken asked about emptying trash bins. Concord will only pick up 2 rollouts. We can get a BFI 4 cubit foot container which is the same as 6 rollout trashcans. It would be \$35 every 2 weeks for BFI. These can get ugly and other residents shouldn't use it. Therefore, a gate with a lock and fencing will be needed. The guard will need to make sure that the gate is open for BFI to empty the bin. Best would be to place it at the end of the existing parking lot. Everyone approved 8 trash cans, so that 4 can be ordered now for the current pool. Then the other 4 will already be approved when the new pool is ready to open. Order 4 cubit yard and see how it is does. 4 yards is a top loader while the 8 cubit yard is restaurant like. Bob made a motion to approve the 4 yard bin and it was seconded by Ken. There was no discussion and it was approved by all.

The Pool committee is meeting with the lifeguards. The pool hours will be extended until 10 PM except on Sunday. If someone is in there after pool hours, they are trespassing. Pool committee will take responsibility of checking for this. Police can be called if anyone is in the pool area after pool hours. There needs to be a designated contact person for pool committee so if anything is seen, then the pool committee can be contacted. They will review the new pool and clubhouse plans at next meeting.

**Tennis Courts** - The tennis court screening is still not secure. This is a large expense and therefore was being done a little at a time, however all the netting needs to be secured.

#### **4. Committee Updates**

**Pool committee** – see above pool information

**ARC** – Eric Smith is the chair. There has been enough forms that need to be reviewed that the committee is meeting every other Tuesday. A few things needed to be resubmitted.

**Landscape Committee** –The chemicals that Greenlawn's put down was not what was needed. Scott from Woodlands will redo this and they are currently working on it. Pine needles should be coming this week. The grass that is coming up in the pine needles has been noted. Flowers will be swapped out in next few weeks. Front entrance was trimmed up. Looking at making changes to the front entrance is something that needs to wait until after George Liles is completed because it will change the look of our entrance. Byrd's issues – they do try to aim to please.

**Social Committee** – Bob went to the last meeting which was about a month ago. If there were projects that the social committee would like to do, they should bring them up to board and we will try to help them with funding. They are looking into a possible Community Yard Sale? Announced in paper by board have notice on mailbox?

**Directory** – Need someone to take over. 100% participation not currently required. Next time get a group to commit. Information will be used for anything but us. On GIS you can download information by subdivision.

**Neighborhood Watch** – Lee was going to go to next meeting. Christina will call Lee and ask.

**Newsletter** – No one to head this up yet. It will be kept quarterly for now.

**5. Community Project City of Concord Grant Funds** – We are a recognized neighborhood. A project is needed – light the fountain in the pond? There is a block of money, \$6,000, available on a first come first server basis. You apply

for what you want to do. We can pay for our half in whatever way and then they match with their half. The money is given out on a calendar year basis. It is not heavily used at this time. There will be another meeting coming up. These funds are to assist neighborhoods in doing projects to improve neighborhood. There is a maximum of \$3,000 per project. It can be used for neighborhood beautification, the directory, benches, newsletters, signs. The project must be completed in 12 months. A budget and pledge sheets would be needed. The project is evaluated on quality or scope and need. Our half of the money can be in volunteer hours, supplies, company assistance, etc. Beautification of entrance is something that would need to be looked into after George Liles has been completed. Maybe add some landscaping lighting?

6. **Financials** – Forecast for 2005 is that there should be a surplus. Christina and Ken need to meet to review numbers and get last year's numbers so that a budget versus actual can be completed. Money that comes in – as it starts accruing; it goes to money market quarterly at First Charter.

7. **George Liles** – Bob spoke with Ron Graham this morning. Bob was told that contractors have not changed.

1. Theoretical Schedule is that they are still on track
2. The physical schedule is still unknown, though.

Christina was told that in July there is suppose to be 2 way traffic from Weddington to Poplar Tent. This is supposedly still on schedule. Bob will call back about this and try to find out what he can. They only need to have 2 lanes open on North half in July, but there are going to try to keep south half from being closed for long periods of time.

8. **Misc.**

Wes Feidler – Bob will contact Wes. The basketball goal was donated by Niblock Homes because not all residents were able to have basketball goals approved at homes. Also, there will be additional parking on the other side of the pool once the new pool and clubhouse are completed, so there should be ample parking. We will try to include more information about the committees in the newsletter, but it does not seem feasible to include everything that every committee is voting on or the complete minutes from each of their meetings.

Bob and Sue Martin –

- A homeowner may request to see the financial information from Christina.
- As with Byrd's they are suppose to be coming every Tuesday and Christina will check to see that they are keeping up with that agreement.
- Parking at pool at night – Christina will send a card that can be printed that can be placed on car windshields that says no overnight parking to put on windshield. This is a security concern as a car that was parked there overnight last year was stolen. We do not want to invite criminal activity.
- If there is a yard, that is not being maintained Christina can be contact and their grass will be cut then that homeowner will be billed.

- It is part of Woodlands to keep the pond cleaned up. Hopefully they will be doing this in the next few weeks.