**Open Session Board Minutes**

**Providence Hills HOA Board of Directors Meeting**

**May 22, 2023**

Meeting Location: Clubhouse (2663 Providence Hills Drive)

Participants:

Present: Bob Armet, Jose Diaz, Andrew McDermott, Jomar Roberts

Absent: Mujeeb Shah-Khan

Guests: Mickey Bumgardner, Liz Thomas, Debbie Rieck, Leslie Johnson

Board Meeting – Open Session

1. Call to Order
   1. Meeting began at 7:05 p.m. by Jose Diaz.
2. Roll Call
   1. All are present except for Mujeeb Shah-Khan.
3. Reading and Approval of Minutes
   1. The April meeting minutes are still being prepared and will be voted for approval in the next board meeting.
4. Reports of Officers
   1. President (Jose Diaz)
      1. N/A
   2. First Vice President (Mujeeb Shah-Khan)
      1. N/A
   3. Second Vice President (Jomar Roberts)
      1. N/A
   4. Treasurer (Bob Armet)
      1. N/A
   5. Secretary (Andrew McDermott)
      1. Sending emails to 93.4% of the houses. Will do another push to the remaining houses this summer.
      2. Annual/welcome letter has been drafted. Still collecting feedback, but will plan to update on website, mail to homeowners, and provide to new homeowners through Welcome committee.
5. Reports of Committees
   1. Adult Social Committee (Sharon McGowan)
      1. Water aerobics for adults will be offered every Thursday through the summer, starting June 8, from 6:30-7:45. Lori from the Y is back with fun music. If there is enough participation, an additional day in the week will be added.
      2. Victoria Whalen is organizing pickleball every Tuesday starting at June 6 at 6:30 pm at the tennis/pickleball courts. It’s self-organizing, so bring your racquet and be ready to play!
      3. Next event: July 15, Adult Pool Party
   2. Architectural Review Committee (Bob Armet)
      1. No update.
   3. Children’s Social Committee (Katie McDermott)
      1. Soccer session two ends tomorrow. Will collect feedback and, if desired, will look to pick up with another session in the fall.
      2. Looking for input for movies to show at Movie Night in June-August. Target audience: Middle-to-high school.
      3. Next event: Saturday, Rubber Duck Rodeo & Movie Night
   4. Community Social Committee (Amy Gemereth)
      1. Today is the last day to RSVP for the pool opening party.
      2. Next event: Saturday, Pool Opening / Memorial Day
   5. Holiday Decorations (Jeromy Hyman)
      1. No update.
   6. Neighborhood Message Boards (TBD)
      1. Andrew & Katie McDermott are running this on the interim basis. We are looking for a volunteer to take this over!
   7. Social Media Committee (Akash Prasad)
      1. No update.
   8. Welcome Committee (TBD)
      1. Held the New Neighbor Social on April 30.
      2. Andrew McDermott is running this on the interim basis. We are looking for a volunteer to take this over!
6. Old Business
   1. Pool Updates
      1. Furniture Removal Updates
         1. The old pool furniture was removed on May 17, via 1-800-GOT-JUNK.
      2. Age Revisions on Signs
         1. The new signs with the revised pool ages were made and will be picked up tomorrow.
         2. Our handyman will be able to install them this week.
      3. Filter Sand Replacement
         1. Carolina Pool Management replaced the filter sand in April. The filters are ready to go for the season.
      4. Privacy Barrier Installation
         1. A privacy barrier was ordered in 2022 to be installed along the northbound fence, along Savannah Hills Drive.
         2. Carolina Pool Management has asked us to confirm if we would like to proceed with the green fully private or the brown semi-private. The green is in hand and we can put it up this week. We decided to stick with the green.
      5. Pool Passes
         1. Bumgardner will be at the clubhouse this Friday from 12-4pm to process pool applications and hand out the passes.
      6. Pool Hours
         1. Reminder - Pool hours are different for the first two weeks, per the published schedule, as school is still in session.
   2. Maintenance Work
      1. Exterior Painting
         1. Painting & Moore completed the painting of the poolhouse exterior, clubhouse exterior and pergola on May 15.
         2. We descoped the painting of the poolhouse bathrooms due to drywall damage found on the women’s bathroom. We will reschedule the painting once the drywall is repaired.
         3. We will do a lighter grey, similar to linen. White trim.
      2. Automated External Defibrillator (AED)
         1. AED is in process, hopefully arriving in the next month.
         2. We will look at a AED training class following the installation for the Board members and select residents; Carolina Pool Management trains lifeguards on AED use upon hire.
      3. Fire Extinguisher in Pool House
         1. New fire extinguisher will be installed this weekend.
   3. McKee Road Sidewalk
      1. As part of North Carolina Department of Transportation project McKee Road Extension (U-4713), Segment A will extend McKee Road from its existing terminus at Pleasant Plains Road to John Street. Upon our request, we learned that a sidewalk will be built along the southern side of McKee Road, from Providence Hills Drive eastward. We are entitled to compensation if the project is affecting any of our improvements. The details found from this project will be accounted for in our future planning of projects.
      2. We provided Tina Davis, Assistant Project Manager at Colliers Engineering with our documentation for our use of the land. We are waiting to hear back in regards to schedule, future design/impacts, and any possible compensation.
   4. Tennis Court Use
      1. We are getting continued interest from tennis companies who want to use our courts. We have decided to not proceed with them at this time.
      2. Jose has a chain and combination lock to put on them. We will not put the combination on the website – we will keep Jose’s and Andrew’s phone number on the website.
   5. Speed Trailer
      1. Charlotte Mecklenburg Police Department routed Jose to the vendor who manages the speed trailer. Your speed and the speed limit will be seen for the week this will be up.
7. New Business
   1. Motion to Change Quorum Threshold
      1. We held an open discussion in our April monthly meeting to collect residential input on a change to the threshold.
      2. Jose Diaz made the following motion:  
         I move to amend the Bylaws by changing Article II, Section 3, Special Meetings to read as follows: “upon a petition signed by at least twenty percent (20%) of the Total Association Vote”  
         I move to amend the Bylaws by changing Article II, Section 9, Regular Meetings to read as follows: “The presence, in person or by proxy, of twenty percent (20%) of the total eligible Association vote”
      3. Three voted in the affirmative, and zero in the negative. The amendment was adopted.
      4. Andrew will work with Jamie to have this passed to the attorneys.
   2. Semi-Annual Community Meeting
      1. Scheduled for July 23 at 4 pm.
      2. We will arrange for food, be able to meet the board, ask your questions.
   3. Nearby Rezoning Notice
      1. We received a notice that rezoning application has been filed for 2101 McKee Road. The site plans call for 14 townhomes to be built, extending Marville Court off of Savannah Hills Drive in or abutting Weddington Ridge.
      2. We will not be taking a position on this, but are including it in the meeting and minutes for awareness.
      3. Full details can be found at: <https://www.charlottenc.gov/Growth-and-Development/Planning-and-Development/Rezoning/2023/002>.
8. Open Forum
   1. Inquiring of what the plans are across the street from our Providence Hills Drive entrance. There is currently no plans, as far as we know from the town of Matthews.
   2. Criticism of the landscapers mulch plan at the Savannah Hills Drive entrance. Bob Armet will follow up.
   3. There is a loud motorcycle driver on Hillshire Meadow Drive out every morning at 7:15 am and in at 11 pm. Can the Board do anything about this? Mickey will look in to this, but may be something we need to file with Charlotte or Indian Trail police departments.
   4. Andrew will work with Jaime to get an exterminator out to look at the wasps at the playground.
9. Announcements
   1. Jose Diaz’s son and classmates need to do 2.5 hours of community service (12 year olds). If anyone needs anything to be done, reach out to Jose.
   2. The June Board of Directors meeting is scheduled for June 26 at 7 pm at the Clubhouse.
   3. There are opportunities to get involved within the neighborhood. Inquire if interested!
10. Adjournment
    1. Motion to Adjourn made by Andrew McDermott.   
       Seconded by Bob Armet.   
       Vote unanimous.
    2. Meeting ended at 8:01 p.m.