**Providence Hills Community Association**

**Semi-Annual Community Meeting Minutes**

**July 23, 2023**

Meeting Location: Clubhouse (2663 Providence Hills Drive)

Participants:

Present: Bob Armet, Jose Diaz, Andrew McDermott

Absent: Jomar Roberts, Mujeeb Shah-Khan

Guests: Jaime Williams (Bumgardner Association Management), Brian Gray, Jessie Alkemeyer, Taryn Burns, Liz Thomas

Board Meeting – Open Session

1. Introduction of Officers
   1. Jose Diaz, President
   2. Mujeeb Shah-Khan, First Vice President
   3. Jomar Roberts, Second Vice President
   4. Bob Armet, Treasurer
   5. Andrew McDermott, Secretary
   6. Elections
      * The two year terms currently held by Mujeeb and Bob will be up for election at our 2024 annual elections on January 28 at 1 pm.
2. Introduction of Committees
   1. Sharon McGowan, Adult Social Committee
   2. Bob Armet, Architectural Review Committee
   3. Katie McDermott & Shannon Vo, Children’s Committee
   4. Amy Gemereth, Community Social Committee
   5. Liz Thomas, Holiday Decorations Committee
   6. Jessie Alkemeyer, Pool Committee
   7. Katie McDermott, Social Media Committee
   8. Liz Thomas, Welcome Committee
   9. Vacancies
      * Book / Dinner Club, Neighborhood Message Boards, Neighborhood Watch
3. 2023 Mid-Year Recap
   1. Jose, Jomar and Andrew were elected to new two-year terms on the Board of the Directors
   2. Katie McDermott, Liz Thomas & Jessie Alkemeyer are new committee chairs
   3. Full calendar of tentative events from beginning of year
   4. An inventory was done of our storage room and a plan is in place for getting additional neighborhood decorations
   5. 97% of the houses are now receiving emails.
   6. As of July 6, 6 (of 258) houses have sold in 2023 and another 2 are on the market – a 3% turnover rate.
   7. Events:
      * To Date [14]: Valentine’s Day Donuts & Storytime, Trivia Night, Youth Soccer, Community Garage Sale, Easter/Spring Children’s Event, Cornhole Tournament, New Neighborhood Social, Pool Opening Party, Rubber Duck Rodeo, Movie Nights, Pizza Pool Parties, Adult Pickelball, Adult Water Aerobics
      * Upcoming [13]: Pizza Pool Parties, Movie Nights, Pool Closing Party, Rubber Duck Rodeo, Music Bingo, Fall Meet & Greet, Live Music & Chili Cook-Off, Halloween Parade, Luminaries, Family-Friendly Holiday Party, Cookie Exchange
   8. Neighborhood Maintenance Updates: pool furniture, fire extinguishers, neighborhood entrance landscaping and lighting, chimney repair, roof replacement, pool age revision to 12, finding out sidewalk will be on McKee Road, exterior and pool house bathroom repainting, pool sand filter replacement, baby pool cover replacement
4. Financial Overview
   1. Documents are available
   2. Total Assets: $190,000 (as of June report)
   3. 95.0% of houses are current with dues (as of June report)
   4. Dues have remained constant at $560/year – due to increasing costs and major projects ahead, may need to increase.
   5. The Board can approve for up to a 5% increase to annual assessments; any larger single year change will require an affirmative from a majority of the neighborhood (129 houses – for reference, we had 72 houses vote in this year’s Board of Directors elections)
   6. Projects
      * Pool resurfacing, $40,000
      * Resident input:
        1. Playground Equipment Replacement & Fence Installation
        2. Clubhouse Interior Design
        3. Key Fob System
5. Volunteer Opportunities
   1. Board of Directors elections are on January 28
   2. All committees are looking for volunteers – volunteers for a specific event or ongoing
   3. Three committees have openings
   4. We need to verify if Erin Shackman will continue to organize the Community Yard Sale
6. Open Forum
   1. Taryn Burns asked to consider the property reassessment in Mecklenburg County when determining the annual assessment for the next year.
   2. Brian Gray, 3225 Savannah Hills, has already discussed with Mickey that they are having drainage/creek issues. With storms getting worse, and some neighbors not keeping up with tree pruning and maintenance, concerned about flooding and damage coming to the properties. Can we at least message the community to keep the creek beds free? Can we reach out to Charlotte-Mecklenburg Stormwater Services and comparable organization for Union County to look at the creek beds?
      * Could we coordinate a neighborhood creek day?
      * Children in the neighborhood often need community service/volunteer hours – we may be able to leverage this.
   3. There have continued to be concerns raised to Jessie Alkemeyer, Pool Committee Chair, with large number of guests and/or nonresidents using the pool. Jessie will escalate issues to the Board.