**Board and Executive Session Agenda**

**Providence Hills**

**November 30, 2020**

The open session for the Providence Hills Home Owners Association Board of Directors Meeting convened at 7:05 p.m.

Board Members Present: Rick Gemereth; Bob Armet; Mujeeb Shah-Khan; Andrew Grindstaff and Patrick Godwin.

Board Members Absent: None.

Guests Present: Shannon (BAM) and Andrew McDermott

# Board Meeting

## Tennis Courts cleaning and lining for pickle ball - Shannon - $550 quote for cleaning and restriping

## Clubhouse remains closed - We understand clubhouse closed to December 11 at least

## Little Free Library status - Andrew G. mentioned approval to person bringing it forward – they’re excited. Andrew G. advised HOA would reimburse for materials. Resident bringing it forward would need to provide plans to Andrew G. and Bob.

## New resident notification to Welcome Committee status:

1. Rick – Asked Shannon if anything getting to Erin on new residents? No issues raised since. Understanding is that 5 new resident families and welcome packets sent out around October 14.

## Capital improvement projects

### Pool Deck – No update

### Anything else – Parking lot paving is due in 2021. Rick asked if we wanted to undertake in 2021, or wait. Andrew G. noted that lots may be ok. Bob – noted might be worth it to get a quote for filling in cracks and striping. May choose to put in a request to get quote for repairs. Bob will investigate.

#### **MOTION: Mujeeb moved to get a quote for repair or repaving. Andrew seconded motion. Vote was 5-0 in favor (Gemereth, Shah-Khan, Godwin, Grindstaff and Armet).**

## Upcoming HOA Board Elections

### How and when

#### Rick – Noted that we have an issue with in person meetings.

#### Mujeeb discussed the effect of a Governor’s Executive Order that would allow electronic meetings of nonprofit corporations such as the HOA. By holding a virtual meeting, the HOA could hold an election without having any in person component. Would need to be able to handle proxies and written ballot voting.

#### Patrick – Liked idea and would like to see a proposal

#### Andrew G. – Good with not in person and wanted to get timeline for it for communication to neighborhood.

### Proposed Timeline:

#### January 10 – nomination meeting (can do in advance) – must have quorum

#### Wednesday – January 14 – ballots out with residents to receive by January 20

#### Ballots to be returned by February 3, with residents to mail back ballots by January 28

#### February 7 – election announcement and annual meeting

### Issue discussed concerning if ballot needs to be signed – and if so by one or both

### owners. Mujeeb would review issue.

## Luminaries

### Andrew G. is working with Michelle on this.

### HOA will pay for the luminaries - and luminaries (bags and candles) will get delivered to residents who have participated in past too.

### December 12 will be the date.

## Holiday activities

### Holiday events – to be held December 12 from 6-8pm

### Events will include Santa on the horse drawn carriage

## Other discussion points

### Andrew noted that there’s an issue with a noise complaint that is from 3451 Savannah Hills – CMPD and Mecklenburg County Code Enforcement is working the issue – related to the wood business on Pleasant Plains.

### Complaint about workout instructor around 7 am on tennis courts on Saturday – however HOA never gave anyone permission to do workouts there – it’s in the Indian Trail section – and would be an issue for UC Sherriff’s to handle. Board will ask for the person to let us know next time it happens, and we’ll handle.

### Board asked if Andrew McDermott had anything to ask? He noted that he didn’t always know about the events – he wants to see if there’s also a way to become more involved.

## Board called for an Executive Session to take place at the conclusion of the open meeting.

# Next Board meeting Monday, December 28th, at 7:00pm

# End of Board Meeting

## **MOTION: Rick moved to adjourn the open session. Mujeeb seconded motion. Vote was 5-0 in favor (Gemereth, Shah-Khan, Godwin, Grindstaff and Armet).**