**Open Session Board Minutes**

**Providence Hills HOA Board of Directors Meeting**

**February 27, 2023**

Meeting Location: Clubhouse (2663 Providence Hills Drive)

Participants:

Present: Jose Diaz, Andrew McDermott

Absent: Bob Armet, Jomar Roberts, Mujeeb Shah-Khan

Guests: Mickey Bumgardner, 11 residents

Board Meeting – Open Session

1. Call to Order
	1. Meeting began at 7:02 p.m. by Jose Diaz.
2. Roll Call
	1. All are present except for Bob, Jomar, and Mujeeb.
3. Andrew McDermott made a motion to suspend the rules for a special presentation. The Board approved unanimously.
	1. Distribution of Committee Chair Gifts
		1. Committee chairs and other volunteers were invited to the February Board meeting on February 11. Logistics will be arranged for those who cannot make it to receive their gift.
			1. Adult Social Committee: Sharon McGown
			2. Architectural Review Committee: Bob Armet
			3. Children’s Social Committee: Cyndi Shah-Khan
			4. Children’s Social Committee: Katie McDermott
			5. Community Social Committee: Amy Gemereth
			6. Holiday Decorations Committee: Jeromy Hyman
			7. Social Media Committee: Akash Prasad
			8. Welcome Committee: Erin Shackman
			9. Neighborhood Sign Updates: Shannon Vo
			10. Luminaries: Michelle Aiello
			11. Committee Member & Involved Resident: Taryn Burns
4. Reading and Approval of Minutes
	1. The January meeting minutes have been approved.
5. Reports of Officers
	1. President (Jose Diaz)
		1. No update
	2. First Vice President (Mujeeb Shah-Khan)
		1. No update
	3. Second Vice President (Jomar Roberts)
		1. No update
	4. Treasurer (Bob Armet)
		1. No update
	5. Secretary (Andrew McDermott)
		1. No update.
6. Reports of Committees
	1. Adult Social Committee (Sharon McGowan)
		1. Held Trivia Night on February 11
		2. Next event: April 22, Cornhole Tournament
	2. Architectural Review Committee (Bob Armet)
		1. No update.
	3. Children’s Social Committee (Katie McDermott)
		1. Held Story Time on February 11
		2. Soccer is starting on March 2 assuming there are enough sign ups. We will need the tennis courts to be closed weekly from 5-7 pm on Thursdays from March 2 through May 18
		3. Planning more events, such as story time and movie night, throughout 2023.
		4. Interest in coordinating with other event chairs to publish a mailed calendar for the year with events.
			1. Could coordinate with annual letter for the Board of Directors
		5. Next event: March 31, Easter/Spring Event
	4. Community Social Committee (Amy Gemereth)
		1. No update.
		2. Next event: May 27, Pool Opening / Memorial Day
	5. Holiday Decorations (Jeromy Hyman)
		1. No update
	6. Social Media Committee (Akash Prasad)
		1. No update
	7. Welcome Committee (Erin Shackman)
		1. Two houses sold in February, 1101 Over Stream Lane and 3121 Providence Hills Drive. Welcome packages will be distributed soon.
		2. Next event: April 30, New Neighbor Social
			1. Change the name so that current neighbors know they can come as well.
7. Old Business
	1. Pool Updates
		1. Pool Furniture
			1. Union County bulk pickup would be a large cost.
			2. Jose has two other quotes that are being gathered now.
	2. Maintenance Work
		1. Will work on exterior paint quotes closer to spring.
		2. Gomez Landscaping provided a quote of $14,749 for redoing the landscape at the primary McKee Rd and Pleasant Plains Rd entrances. Work began the week of February 23.
		3. Chimney repair work was completed on February 9.
		4. Clubhouse drywall repair will be scheduled now that chimney repair is complete; Matt Crowley, the vendor, has been out of town. Dates will be provided once he returns.
		5. Roof, gutter and downspout repair and pest exclusion barriers were completed on February 11.
		6. New AED is being purchased for the Clubhouse. We will need to identify at least 8 adults to become trained on how to use it.
		7. A low voltage lighting system was signed for on February 9 for the entrances at McKee Road and Pleasant Plains. This is needed because the lights are currently not working at the McKee Road entrance, and will allow the lights to be turned off for future use (ex. holiday lights).
		8. New fire extinguisher has been ordered for the poolhouse
	3. Architectural Review Committee
		1. There are no new updates that have come in to address.
	4. Mailbox Guidelines
		1. Mujeeb will look at the documentation to see if we can change to a multiple option for the mailboxes, but it is in the Covenants which requires a heavy lift of 2/3 of the neighborhood.
		2. Nils Andersen has confirmed he will be able to make these mailboxes upon request. The board will mention that he is an option, as it is up to homeowner choice to choose their vendor.
	5. Unplanned Repair Work Follow Up
		1. Bumgardner Association Management is following up with Charlotte Water to see if our bill can be adjusted for the Dec. 24-27 water leak.
	6. McKee Road Sidewalk
		1. At least one response was received at Bumgardner Association Management from our letters to legislators regarding request for funding of a sidewalk along our McKee Road entrance. The responses will be provided to the Board members.
	7. Keys for Board Members
		1. Bumgardner Association Management provided new keys to the bord members for the changed locks.
8. New Business
	1. Pool Age Revision
		1. Three recommendations for sign updates:
			1. There are three signs “No Lifeguard on Duty”. These should be removed as we are only open when there is a lifeguard on duty.
			2. I am assuming there is no change that can be done to the North Carolina Pool Rules sign, other than filling in the blanks.
			3. The two current pool rules signs should be the same except for the age, to 12+.
		2. Documentation update
			1. Providence Hills Swimming Pool Rules > Children: “Children ages 11 and under are NOT permitted to swim without an accompanying parent, guardian or sibling (16-yearss-old or older). Children ages 12 and up are permitted to swim without an accompanying parent on their own.”
			2. Providence Hills Swimming Pool Rules > Guests: “A resident must be at least 16 to bring a guest to the pool.”
			3. Providence Hills Community Pool Use Application > Please list the NUMBER OF INDIVIDUALS LIVING IN THE HOME THAT ARE AGE 12 AND OVER”
		3. This will be tabled for next meeting when we have quorum.
	2. Board of Directors Positions
		1. President:
		2. First Vice President:
		3. Second Vice President:
		4. Treasurer:
		5. Secretary:
		6. This will be tabled for next meeting when we have quorum.
	3. Capital Improvement Plan Updates
		1. Nine responses were received at the January 29 semiannual community meeting. Of these responses, the top three initiatives are:
			1. Playground Equipment Replacement & Fence Installation
			2. Clubhouse Interior Design
			3. Key Fob System
		2. We will factor these results in with the survey from last summer and look to see that we have a representative sample of the neighborhood accounted.
		3. Updates plan will be presented at an upcoming board meeting.
	4. Pool Work
		1. Brandon of Carolina Pool Management was unable to attend tonight. We will reschedule the meeting to get inputs.
9. Open Forum
	1. Maribeth Campbell provided some additional insight for getting a four way stop sign at Savannah Hills Dr and Providence Hills Drive.
	2. Michael Fulginiti lives on the S-curve of Providence Hills Drive. He has concerns about the speed on Providence Hills Drive. Last year, there was a car that flipped that was going 90 mph, and alcohol was not a factor.
	3. Mary Haynes lives near McKee Road and Providence Hills Drive and is also concerned about going to her mailbox due to the speed of curves. She is concerned that she is not getting all the information of the neighborhood.
	4. Maribeth Campbell is interested about impact in emergency response time and if speed bumps would depreciate nearby home values.
	5. Another resident lives on Providence Hills Drive and always sees school buses going fast down the road. He does not want speed bumps; interested in increase police presence. Jose will find out want the cost is for CMPD to increased presence in the neighborhood.
	6. Kay Don Kahler would like to ensure that if we do install speed bumps that we get input from the residents who this would be in front of.
	7. Michael Fulginiti is interested in the jurisdictional coverage of this. The Charlotte side of Providence Hills Drive is maintained by the Charlotte Department of Transportation. The Union County portion of our roads is North Carolina Department of Transportation maintained. The most recent Charlotte contact is Angela Berry, the Traffic Safety Program Manager at the Charlotte Department of Transportation.
	8. Taryn Burns suggested having a shared listing of the phone numbers/contacts. For example, who to call when a school bus is speeding, or who we last spoke to about the traffic calming measures.
	9. Maribeth Campbell wants to know if the CC&Rs allow for residents to have slow down type signs.
	10. Mary Haynes wants to know if we can have a bigger sign near the main entrances for showing the speed to ensure that drivers are aware as they enter the neighborhood. We will call Charlotte-Mecklenburg 311 to see if we can inquire about this.
	11. Maribeth Campbell mentioned that she has a special needs child and the city may be apt for putting up some sort of children signage.
	12. Michael Fulginiti suggested that we inquire if the temporary police light signs maintain traffic data. When we inquire with the NC DOT, we will inquire. Michael would volunteer to have this in front of his house if we needed a location for it.
	13. Mickey Bumgardner mentioned that Michael Borden petitioned Union County many years ago to get the speed bumps that are installed presently on Savannah Hills Drive.
	14. Mickey Bumgardner suggested adding yellow street lines to see if that would address the concern about people driving in the middle of the road.
	15. Jeromy Hyman mentioned one option to possibly look at is adding our own stop signs.
	16. Maribeth Campbell inquired about swim lessons. This is offered through Carolina Pool Management, and will be published again before this pool season.
	17. Maribeth Campbell inquired about tennis lessons. This has been done in the past, but has not been promoted by the board as it is publication of a private business. Taryn Burns provided Maribeth with the gentlemen who frequently does lessons here.
	18. Michael Fulginiti suggested that there is mailbox vegetation that blocks the view around the curve. He suggested to inquire if we have a setback rule in our rules to allow the curve to be better seen.
	19. Kay Don Kahler mentioned that the tennis court lights were on at one point two weeks ago at 10 pm. We discussed that the lights are on a timer to turn off every night at 11 pm.
	20. Annie Pruitt inquired about street lights in the neighborhood. We discussed that there are different processes for Mecklenburg and Union County, but the general feedback is that we pay for the street light installation, but Duke Energy will pay for the cost and the upkeep.
	21. Taryn Burns mentioned that we want to keep an eye on crime data as the new Weddington Road I-485 exchange is opened.
	22. General conversation opened about if we could have a Neighborhood Crime Watch. We would need to define what this would entail if we were to look at having a committee.
10. Announcements
	1. The March Board of Directors meeting is scheduled for March 27 at 7 pm at the Clubhouse.
	2. There are opportunities to get involved within the neighborhood. Inquire if interested!
11. Adjournment
	1. Motion to Adjourn made by Jose Diaz.
	Seconded by Andrew McDermott.
	Vote unanimous.
	2. Meeting ended at 8:26 p.m.