**Open Session Board Minutes**

**Providence Hills HOA Board of Directors Meeting**

**July 24, 2023**

Meeting Location: Clubhouse (2663 Providence Hills Drive)

Participants:

Present: Bob Armet, Jose Diaz, Andrew McDermott, Jomar Roberts, Mujeeb Shah-Khan

Absent: None

Guests: Shannon Wagner (Bumgardner Association Management), 6 residents

Board Meeting – Open Session

1. Call to Order
   1. The meeting began at 7:04 p.m. by Jose Diaz.
2. Roll Call
   1. All were present.
3. Reading and Approval of Minutes
   1. The June meeting minutes have been approved.
4. Reports of Officers
   1. President (Jose Diaz)
      * No update
   2. First Vice President (Mujeeb Shah-Khan)
      * No update
   3. Second Vice President (Jomar Roberts)
      * No update
   4. Treasurer (Bob Armet)
      * No update
   5. Secretary (Andrew McDermott)
      * 97% of houses in the neighborhood plus one additional house not tabulated yet are now on the email list.
5. Reports of Committees
   1. Adult Social Committee (Sharon McGowan)
      * Next events: Pickelball every Tuesday; Water Aerobics every Thursday.
   2. Architectural Review Committee (Bob Armet)
      * No update.
   3. Children’s Social Committee (Katie McDermott)
      * The July movie night was postponed due to volunteer availability.
      * Next events: August 26, Movie Night / September 4, Rubber Duck Rodeo
   4. Community Social Committee (Amy Gemereth)
      * No updates.
      * Next event: July 28, Family-Friendly Pool Party
   5. Holiday Decorations (Liz Thomas)
      * On July 18, we uncovered additional items in our storage room. We have updated the inventory list with additional decorations found.
      * There is now a sign out sheet in the inventory room to help us keep track of our items and ensure that we are not purchasing additional inventory – Andrew will send out to all committee chairs for awareness.
   6. Neighborhood Message Boards (Andrew & Katie McDermott, Interim)
      * Andrew & Katie McDermott are running this on an interim basis. We are looking for a volunteer to take this over!
   7. Pool Committee (Jessie Alkemeyer)
      * No updates.
   8. Social Media Committee (Katie McDermott, Interim)
      * No updates.
   9. Welcome Committee (Liz Thomas)
      * Next event: Fall meet and greet event is planned for September 24, 1:30-3:30. Family-oriented.
6. Old Business
   1. Maintenance Work
      * Pool House Bathrooms Painting
        1. Painting & Moore painted the bathrooms Sherwin Williams Fresh Eucalyptus (walls) and white (trim and ceiling) on July 2.
      * Automated External Defibrillator (AED)
        1. Tim Evans from the American Red Cross informed us on June 22 that the AED is still on backorder and is part of the normal process from the chip shortage situtation.
        2. We will look at an AED training class following the installation for the Board members and select residents, Carolina Pool Management trains lifeguards on AED use upon hire.
      * HVAC
        1. Horne Heating & Air completed their summer maintenance on July 6. Will return in early winter for the winter maintenance.
   2. McKee Road Sidewalk
      * We have not heard any update on use of the land where we have an easement. We are waiting to hear back regarding schedule, future design/impacts, and any compensation.
      * There was a surveyor seen here last week – but no update has been received.
   3. Speed Trailer
      * Charlotte Mecklenburg Police Department routed Jose to the vendor who manages the speed trailer. There are currently four operating signs.
      * Jose has not heard back yet but will continue to follow up.
   4. Change Quorum Threshold
      * The approved change has been provided to our attorney.
      * Jose and Andrew now need to sign and obtain notarization of a document back to the attorney.
      * Once the attorney completes processing of the paperwork, we will distribute a homeowner notification.
7. New Business
   1. None
8. Open Forum
   1. The resident coordinating with the Charlotte Department of Transportation mentioned:
      * Speed limit signs of 25 mph on Over Stream may be installed in the next 4 weeks
      * Speed humps may be installed in the first quarter of 2024.
   2. Tom and Nancy Dundorf presented concerns about their neighbors having an axe/knife throwing station in their backyard. The Board spoke to the neighbor with the dispute in the past month and there have been no reported issues since a higher netting was installed. The Board does not have a position on this as action has been taken and it is not in violation of the Covenants or Bylaws. Jose has volunteered to speak with the Budds to see if there will be any additional options or alternatives, or if they will be open to a relocation/pivot of the station.
9. Announcements
   1. The August Board of Directors meeting is scheduled for August 28 at 7 pm at the Clubhouse.
   2. There are opportunities to get involved within the neighborhood. Inquire if interested!
10. Adjournment
    1. Motion to Adjourn made by Jose Diaz.   
       Seconded by Bob Armet.   
       Vote unanimous.
    2. The meeting ended at 7:39 p.m.