

## **Holly Hill Farms Homeowners Association Minutes for Annual Meeting on Tuesday, April 29, 2025, at Raintree Country Club**

### **Call to order 7:33 PM**

#### **Attendees:**

Board members: Bruce Hensley, Viet Le, Amy Madsen, Sandi Randle, BOD member Brett Stern was absent.

Other HOA members in attendance were Kellie Karavokiros, Tiffany Stern, Bob Holmes, Matt Weinschuetz, Andrew Hill, Rob Dayton, John Galles, Mark Fritz, Sandi Fritz, Karen Spiegler, Tom Bowers, Rita Bowers, and contract vendor Tiffany Macomson.

Introduction of HF HOA Board of Directors, positions/duties, and terms

Bruce Hensley – President – term expires 2025

Amy Madsen- Treasurer – term expires 2025

Sandi Randle – Secretary – Social Committee – term expires 2026

Brett Stern – Parliamentarian – term expires 2025

Tiffany Macomson – Owner-Manager of Koda Vantage Properties LLC, - contract vendor for all financial management duties, website management, and general HOA-related consultation

Approval of minutes of last year's annual meeting – Motion to approve Rob Dayton second Mark Fritz. Motion Approved.

#### **Recognition and welcome of new neighbors**

- Zack and Kristin Click, 9322 Fairchild Lane
- Chau Le and Anh Nguyen, 9131 Holly Hill Farm Road
- Lucas and Emily Decker, 9314 Fairchild Lane

The house at 9220 Holly Hill Farm Road purchased last year is still under renovation and not yet occupied.

- John Galles expressed concern about the house being vacant and indicated that a city inspection is due for May 23. He called for HOA to monitor the circumstances and discover why there is no permitting. Rob Dayton responded that the ARC does not get involved in permitting issues because it opens us up to liability down the road. Standard language in our bylaws is that correct permitting is required and resident or contractor needs to be in touch with city inspectors. Bruce will attempt to follow up with the homeowner see if there is any update on when they will take occupancy.
- We have one rental property at 9321 Percy Court.
- We have one long-time vacant property at 9123 Holly Hill Farm Road. Sandi Fritz expressed concern over vacant homes, specifically this one since it's been vacant for nearly 10 years. Tiffany Macomson responded that as long as

they are maintaining the property per the bylaws, paying taxes, and HOA dues, there's not much we can do.

### **Treasurer Report – Amy Madsen/Tiffany Macomson**

- Amy Madsen reviewed 2024-2025 budget and actuals including dues increase, tree work that was recently done, landscape lighting work in the common area. Overall, we remained under budget
- Tiffany Macomson mentioned that the 2025 budget landscape remains the same with minor changes: pond maintenance goes up, electricity and water is up a bit over last year. Common area maintenance has been combined to two line items. Same social and other/misc. Legal remains the same. Financial management in case any additional changes for this year. HOA insurance went up, trend with all insurances. Budget line was added for tax prep and accounting.
- Tiffany M's concern is regarding income versus expenditures – we are currently spending more than we are bringing in. Operating account under \$2000. This year \$1542. We are eating into it more each year. We came in a little under budget but still spending more than we are bringing in. But we are not going into the reserves. Reserves should be between 75-100 percent of our budget. Tiffany recommends incremental increases to address the deficit.
- Tom Bowers asked how much more we should increase dues to make this up. We can go up based on CPI but to have an increase more than that we would have to go to a vote or have a reason for assessment. The pond will be expensive when we do address any improvements (the one on HHF) We will continue to increase dues as much as possible every year.
- Maintain the reserve fund but also have money to do projects that will be needed in the future.
- Andrew questioned why that side of the pond is retained, we could pull the slope back. But extracting the lumber for that wall would also be labor intensive.
- Rob Dayton asked if we took the timber out, would that be a significant change to affect them downstream. Possibly have an engineer report.
- We've looked at various things to do with the pond. Fountain (no because of electricity) Army corps of engineers built it so we can't fill it in.

### **Committee Reports:**

#### **Maintenance- Mark Cordaro, chair**

Written report submitted by Mark in absentia: *I assumed responsibility for the Maintenance Committee in the fall of 2024. At that time, we completed a neighborhood audit of violations*

*visible from the street. Each HOA member in violation received a letter describing the issue that was found. In March 2025, a committee survey was completed where six violations were identified. Letters will go out to these residents requesting they resolve these issues shortly*

- Tom Bowers suggested we find another word for violations, citing it is too strong a word. He cited a conversation with Jeff Morris who advised that we have no legal rights telling someone what to do on their property.
- Suggestion to phrase these as a friendly request, more personal and even going door to door.

### **Architectural Report – Rob Dayton, chair -- no report**

### **Social Report – Sandi Randle**

- Sandi Randle reviewed the recent gathering at OMB and will plan another one at the end of the summer to include families. A popsicle party for graduates (Preschool through College) is being planned for early June in the Common Area. Evite to follow. Sandi and Mark Fritz suggested another craft beer/football gathering like we did several years ago. Andrew Hill suggested a movie night with a projector and screen. Annual Neighborhood Party will be planned in the HHF cul-de-sac for early September. Tiffany Stern indicated she would like to pass the responsibility of the hot chocolate party to someone else this year.

### **President Report – Bruce Hensley**

- Bruce reviewed the extraordinary common area maintenance activities including the removal of several trees that had fallen or were likely to fall onto and damage HOA member property. He cited the common areas were the pond dam, the north side of lower Fairchild Lane, and behind the King residence on HHF Road cul-de-sac. Multiple new lights were replaced and added at the common area corner, handled by Viet Le. Additional new light bulbs will be replaced this spring. Our common area sidewalks were pressured washed by Cole Moon last May. We anticipate new asphalt throughout HHF by the City of Charlotte (paving season typically runs from April through November). Bruce will inform us once the city notifies him of the exact timeline.

### **Unfinished and General Business**

- Kellie Karavokiros wanted to know about the stop sign on Raintree Lane and HHF Road and why it's not a nice one like the others. Sandi Fritz to follow up with Tom Scarfano who is on the board at Raintree. It is Raintree's sign.

- John – annual review for dues. Tiffany thinks we should change the timing of when things are paid, monthly or quarterly, there are a lot of neighborhoods who change. Fiscal year starts in April. The board can make a decision on this due to the bylaws they can't change the amount.
- CPI comes out October and changes annually.
- Tiffany mentioned if it was possible to change the date or create a payment plan for dues.

### **Nominations for new directors and election statement –**

- No nominations from the floor or electronically. Bruce motioned we don't go through the regular procedure of adjourning and going through nominations, citing the 3 volunteers
  - Kellie Karavokiros
  - Tiffany Stern
  - Mark Fritz
- Bruce Hensley motioned to accept the slate. Motion was made to accept the slate of Mark, Kellie, and Tiffany joining the Board. Tom Bowers seconded the motion. Motion Approved.
- Bruce Hensley motioned that he will take a one-year term as President so his position and Sandi Randle's position as Social Chair will expire on the same year so members are rotating off on a better schedule. (2 members will expire on even years, 3 members on odd years)
- Sandi Randle seconded the motion. Motion approved

### **New Business**

Maintenance Committee – Brett Stern and Brenn Randle will join the committee.

### **Adjournment**

Motion to adjourn – Bruce Hensley, Tom Bowers seconded the motion

Next Meeting TBD

**Meeting Adjourned at 8:30 pm**