

Carthage Colonies Election Meeting 11/09/11

Meeting Location: Sanford Public Library

Board Members in Attendance: Amanda King, James King, Tina Lane, John Cooner

Prior to Beginning of Meeting Amanda Provided Documents Numbered 001, 002, 003 to the board members and informed us that she was planning on addressing these at the meeting. Doc# 001 was titled Rebuttal to Kathee Liberto's Letter to the Board. Doc# 002 was a copy of Article III Sec. 1 and 2/ByOlaws Article I. Doc#003 addressed the Flyer that Mr. Corless distributed to neighborhood.

Meeting was called to order at 6:15pm by Amanda King (AK).

- AK greeted homeowners and introduced of officers to community.
- AK Informed homeowners that the purpose of this meeting was to address issues within the community and answer any questions, discuss the 2012 budget, and vote for new board members.
- AK pointed out the conditions of the community and explained all the improvements that have been made by the current board during the last three years. Pictures were posted for homeowners to view as well.
 - Currently have \$52,000 operating budget, pond has been cleared out, walkways paved, Lake Tanner has been fenced in and insured.
 - New landscapers were brought in in 2010
 - 2011 land was deeded over to association from Beazer. Lot on Golden Horseshoe is current being transformed into playground/picnic area. Lot on corner of Britton and Golden Horseshoe will be made into a Basketball court with sitting park in spring 2012.

AK brought out Document 003 and began to address items specified in Mr. Corless's flyer.

- Mr. Corless's flyer asked question of "Where all the HOA dues being spent?"
 - AK stated that the budget explains where money is being spent. This paperwork has been sent out to homeowners once ready.
 - She explained all areas of landscaping and landscape other (this money being for red mulch and basketball court and playground.
- Mr. Corless's flyer asked question of "Why the community was not allowed to vote on the new common area improvements?"
 - AK stated that as per Master Covenants a home owner vote was not required. Stated that she had met with all the homeowners surrounding the lots and a majority was in agreement.
- Mr. Corless's flyer asked the question "Who is running the HOA?"
 - AK stated that those who were elected in 2008 were running the board. Stated that it was more than just collection dues and sending out letters that we handle mediation hearings and help homeowners with many needs.
 - AK stated that if they wanted to know what was going on in community that they needed to attend the annual meetings that are held two times a year.

- Mr. Corless's flyer asked the question "Why does current board have secret meetings?"
 - AK stated that the board does not have secret meetings but they are private because we are trying to address personal matters that don't need to be privy to everyone in the neighborhood. Meetings that are for the community are held twice a year and are open to public.
- Mr. Corless's flyer asked the question "After 3 years why do we have dead plants and the entrances?"
 - AK stated we don't have any dead plants. If he was referring to the dead shrubs we are leaving them as a strategic move to that Beazer will finalize a cost share with the HOA. We are not going to pay their share. It needs to be 50/50.
 - A Homeowner disagreed with waiting on Beazer. Stated that they pay dues and want it to look good when we use this entrance.
 - Homeowner stated that he didn't care what the Reserves at Carthage Colonies does or doesn't do. Doesn't feel we need flowers.
 - James King showed everyone pictures of other communities and showed that we are well above the general standard for appearance for a neighborhood like ours. None of them had flowers.
 - Resident stated that he thought it was ludacris that we did everything but like a half mile of red mulch on Glouster. Should have just did the whole thing and gotten reimbursed later.

At this point the meeting got heated and Mr. and Mrs. King were arguing with homeowners. They would not allow homeowners to speak. A homeowner at the meeting shouted out "What we need is a mediator. Is anyone here a mediator?" It was at this time that Mr. Kimbro stepped forward and offered his services. Mrs. King accepted his offer to mediate.

- Homeowner made complaint that the board needed to enforce the lawn maintenance standards. Right now it makes it look like people in the neighborhood don't care.
 - AK stated that 801 and 805 Golden Horseshoe is no longer being maintained by association per AK decision. These properties are vacant and that have not been reimbursing the association.
- A resident stated that she had been here since 2008 and that as of 2010 she had never received a dues notice and that the board had placed a lien on her property. Stated that the Board had incorrect contact information and that he stuff must have been sent to someone else with similar name. Homeowner feels that the board should have come to her door to talk with her before slapping her with a fine.
 - Neither Tina Lane nor John Cooner had any knowledge of this incident. Liens were handled by AK.
 - Ned Freeze stated that if you bought home you should have been aware that if there was an HOA that there would be dues owed by residents. Feels that the blame for that

incident should have been split between the two parties because the homeowner should have followed up after 3 months or 6 months.

- Resident stated that they never got a welcome packet when they moved in.
 - AK informed homeowner that the home builder should have given them all necessary documentation upon closing on their property.
 - Resident who has lived in community for five years advised that when you move out of your home you are supposed to leave behind your HOA information for new owner.
 - Resident who has lived in community since December 2009 stated that they got a HOA package from their attorney at closing and has had no issues.
 - It was suggested by another resident that we get with real estate agents and not allow them to buy or sell without everyone being aware that this is HOA community
- Mrs. Corless stated she felt the board should “know” when a new resident moves into the neighborhood and that “why if we have paid for the landscaping contract why do we even need to worry about the cost share?”
 - AK responded that the water given to us broken and Beazer and we never did because we had to money. That is their responsibility to fix.
 - Another resident asked “How many entrances are planned for the community once it is finished?”
 - AK informed him that there are only going to be the two entrances that we have now.
 - Homeowner stated that it sounds like we are just going to quit doing everything.

A resident stated they had a question. Mediator gave them the floor but they were cut off. Another resident stated that they just wanted to vote. AK gave them permission to vote.

Mrs. Corless inquired as to the the mediators qualifications.

- Works for Department of Veteran Affairs and is a certified mediator.

Mrs. Corless inquired as to the cost of the park that is being completed on Golden Horseshoe.

- AK informed the room that it was costing \$30,000. Breakdown provided by AK is as follows:
 - \$3300 swing set
 - \$200 swing set seats
 - \$1177 see saw
 - \$3375 sod
 - No pricing info was given on the statues, leveling, concrete

John Cooner stated that he felt that we needed to put Beazer on some sort of scale with regard to payment for common areas.

Residents inquired of the rest of the board as to if they knew anything about the cost for the playground.

- John Cooner and Tina Lane both stated that they were not included on any of the financial information for the playground and that they had no idea as to its cost.

Mediator stated that an “official” mediation hearing needs a 3rd party, neutral to the situation present. They also need to sign a confidentiality agreement prior to hearing starting.

- AK stated that it does not state that we have to have a mediator present.
- Homeowners inquired as to who mediates our hearings.
 - AK told them that she mediates every meeting.

Resident asked to discuss the amending of the bylaws. Stated that they never got a complete listing/copy of what was being changed. From what to what? Have a hard time agreeing with something when don't have who picture to work with.

- Several other homeowners expressed the same concern. With only partial information they were skeptical.
 - AK stated that she didn't have time to list everything out. Only included what she felt they needed to know.
 - Suggestion from floor to send out entire document electronically with changes included for homeowners to view. Then hold another meeting once the homeowners are informed.
 - AK stated that if we did that then everyone could pass it along to their neighbors we may have enough to get a quorum.

Resident asked if it was allowable to have more than one person from a single household to run for the board of directors.

- AK responded that it was not allowable. One per household.
 - Homeowners inquired as to why it was alright for Mr. King to be on the board with her. AK explained that he was not originally placed on board but we had to remove one member and another resigned and no one else wanted to sit on the board.

Resident asked why the community was not included in the decision to put in a basketball court or the playground. Commented that we needed safety items like more street lights before we have a basketball court. Asked for a ballot-they wanted to leave.

- AK stated that it was not stated that a vote was required.

Amanda King stated that wanted to move forward with the meeting and inform everyone present why they should and should not vote for certain board members.

- Mediator advised against it. Stated that is was not allowable.

- AK continued to inform homeowners that Mr. Corless has been in violation of covenants since he got here and that MR. Corless wants to raise dues and that he was in the process for moving and should not be allowed to sit on the board.
- Mr. Corless requested to have his three minutes to address the room.
- Mediator gave him permission to address the room. He introduced himself and stated that he has lived in the neighborhood for three years this coming March. He has a wife and two kids; he has a Bachelor of Science degree. The community can expect honesty and fairness out of him if elected. He feels like the current board is not working as a team and that there is a lot of dishonesty. He is moving out of state but it is only for six months. As long as he is homeowner here is allowed to sit on board.
 - Question “How are you serve the community if you are not here? How are you going to participate in meetings?”
 - Via phone, Skype, email
 - Second resident stated that there will be four members so would be more than able to help more while he is gone.
- John Cooner request his three minutes to address the room.
- Mediator granted him his time to speak. Stated that he is currently on the board in the capacity of Arch. Officer, he is a systems engineer, he resides at 868 Golden Horseshoe. Everyone is more than welcome to come by if they have any issues that need to be addressed.
- Homeowners asked if there was anyone else that was running for the board. Tina Lane requested her chance to address the room.
- Mediator granted the floor.
- Tina Lane introduced herself as being the current Vice President of the board. Have lived in Carthage Colonies for years now. Live at 327 Providence Hall Drive, have two children, have a Bachelor of Science Degree in Business Administration. Thinks that there is a lot of room for improvement with current board. Asked if there are any questions.
 - Question from floor...”Do you currently have access to PO Box?” Response :NO
 - Question from floor...” Do you ever get to see or approve any financial paperwork?” Response NO
 - Question from floor...” Have you ever gotten to meet with the attorney?” Response: Once three years ago. Amanda goes then tells me that she saw him after the fact.

At this time the room was tired of hearing anymore. Everyone requested to begin the voting process.

Ballots were counted by Tina Lane, and two other members present at the meeting.

The officers elected to serve on the board are: Tina Lane, Robert Corless, John Cooner, and Amanda King.

Meeting was adjourned at 9pm.

Meeting Minutes Reviewed and signed by board.