

# *Meadow Creek West Homeowners Association, Inc.*

*P.O. Box 16325 High Point, NC 27261*

## AGENDA DIRECTORS MEETING

July 7, 2009

- ❖ Call meeting to order: @
  - Attendees: Bruce Ciancio, Lisa Vazquez, Rosie Santana-Melendez, Mike Malocsay, Patrick White, Greg Dominique
  - Absent:
  - Guests: Homeowner @ 4631 GCS
- ❖ Approval of minutes from May 5<sup>th</sup>, 2009 Directors meeting
  - The minutes from the May 5<sup>th</sup> meeting were approved
- ❖ Financial information – Treasurer Mike Malocsay
  - June Financials
    - Mike expressed concern about approving the minutes without completely understanding how to read the statements. Greg agreed to sit with Mike at his earliest convenience to go over the numbers to give Mike a better understanding.
    - Due to lack of dues payment 3 homeowner accounts were sent to the attorney for collections.
- ❖ Unfinished business
  - Electricians have obtained the service address for the new lights on the sign. Duke Energy has approved the service, we now wait for Duke Energy to connect to the new service.
    - Duke Energy has placed the electrical box at the site. The homeowner whose property is adjacent to the sign expressed concerns about the electrical box being displayed so prominently in the line of sight of his home. The board agreed that a few shrubs should be planted around the box to hide it from plain view.
  - Fence encroachment at 4435 GCS.
    - Homeowner has received a check from the company that installed the fence. The check will be mailed to a contractor so that an appointment can be made to relocate the fence.
- ❖ New business
  - Driveway expansion at 4631 GCS
    - Homeowner was asked to explain to the board his reasons for expanding his driveway and why it encroaches on community property.
    - Homeowner explained that he previously understood his property boundary to extend into where the common area is located.

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- He also explained that he thought he had approval from a prior board to expand his driveway, even though no approval has been located by the current board.
- After the Homeowner left the board agreed to allow the Homeowner to keep his driveway in its current condition. But a letter will be sent to the Homeowner indicating that should the Homeowner sell his property or if the community decides to develop the area that is being encroached, then the Homeowner will have to remove the parts of his driveway that is not on his property.
- Board Members attendance
  - It was brought to all the members' attention that there have been several meetings where board members did not attend or arrived late.
  - The board members were informed that our bylaws contain a provision that repeated absences by board members could force the current and present members to vote that the absent member be removed from the board.
  - It was agreed that member's should make every effort to attend the scheduled meetings and if a member cannot attend the meeting then a letter or phone call explaining the member's absence should be made as soon as possible.
- Lawn and Mailbox at 4605 GCS
  - The mailbox is not secured properly. A letter will be sent to the homeowner asking them get the mailbox fixed.
  - The grass also needs to be mowed. A relative of the homeowner has agreed to have the lawn mowed within the next few days.
- Garage Door at 4508 GCS
  - The garage door has been damaged and needs to be replaced. A letter will be sent to the homeowner asking them to replace the door as soon as possible.
- Power pole between 4611 and 4615 GCS
  - There is a temporary power pole in place that appears to be left over from when the property was initially being developed. Greg will call Duke Energy and see about getting the pole removed.
- Sign at southern entrance to Meadow Creek West
  - Bruce proposed that the board purchase a vinyl sign to be placed at the southern entrance to Meadow Creek West. A rough estimate for the sign and installation is about \$475. The board has agreed to purchase the sign and hire a contractor to install it assuming the rough estimate is pretty accurate.
  - The money can be taken from the Capital Improvements account.
- Signature card for the bank account

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- Mike asked about the necessity for having a signature card at the bank for emergency purposes, such as Greg or his wife not being available to pay our expenses.
- It was discussed that having Mike's name on the signature card might make it more complicated for Golden Property Management to move money from one account to another as needed to pay expenses.
- It was also noted that with Mike's name on the signature card, he would have the ability to withdraw money from the account in person if he chose to.
- The board would like more information on this issue before deciding if a signature card is warranted.
- Moving General Meeting on July 21<sup>st</sup>
  - Due to a member not being able to attend the General Meeting, the board has moved the General Meeting that was requested by the homeowners to August 19<sup>th</sup>.

Meeting adjourned @ 8:54pm.

Next meeting to be held on: August 4<sup>th</sup>.