

MTHOA September 23rd, 2021 Board Meeting

Attendees: Jennifer Scott, Marsha Garcia, Dave Martin, Heather Culver, Randy Burdette, Phil & Sarah Brooks, Blake Badders

- ❖ 7:07 pm - Meeting called to order.
 - Jennifer Scott called the Zoom and in person meeting to order.
- ❖ 7:08 pm - Approval of the June 17th Minutes
 - A motion was made and seconded to approve the minutes. Vote was unanimous.
- ❖ 7:08 pm - Approval of the August 21st Executive Session Minutes
 - A motion was made and seconded to approve the minutes. Vote was unanimous.
- ❖ 7:09 pm - Treasurer's Report
 - Marsha Garcia presented the Treasurer's Report
 - \$300 of past due annual dues were collected in August. Another \$150 is expected to be collected.
 - The water bill for August was higher than normal. (It is possible that two bills may have been combined.)
- ❖ 7:11 pm - Neighborhood Update
 - Blake Badders gave an update on the Website migration project.
 - Jennifer Scott commented that current web pages looked outdated and asked if the pages could be redesigned for a more dated look during the migration.
 - Blake will review current web pages and make recommendations.
 - Heather Culver gave a report on damaged stop sign located at Silver Birch and Mallard Creek Rd.
 - Stop Sign was damaged by an Amazon delivery truck. The sign will have to be replaced. An insurance claim has been filed with the HOA insurance company. The new replacement sign has been ordered.
 - Heather Culver gave a report on overgrown tree limbs that are interfering with street signs and street right of ways.
 - Heather met with the City of Charlotte to determine which limbs needed to be removed and who was responsible. They made a list of the limbs that the City will remove later this year with a scheduled crew. The HOA will contact the homeowners involved to notify them of their tree maintenance responsibility. Heather also shared that the City came back the following week and cleared those limbs obstructing our street signs.
- ❖ 7:18 pm - Homeowner's Concerns
 - Jennifer had received one homeowner complaint for street parking.
- ❖ 7:19 pm - Rental Restrictions
 - Before this meeting, A concern had been raised that Commercial Investors had been buying homes in the surrounding areas for rental investments. Investors have bought a few homes in Mallard Trace. A question had been asked if Rental Restrictions should be considered to be added to the MTHOA CC&Rs.
 - Jennifer Scott provided a reference Document from the Federal Housing Finance Agency stating that the US Department of the Treasury had suspended certain provisions to the Preferred Stock

- Purchase Agreements with Fannie Mae and Freddie Mac. Jennifer believes that this action will promote individual homeownership and weaken investor home purchases.
- Randy Burdette provided two Documents; A proposed NC House Bill 594 and an article from The National Law Review “We want our Neighborhood Back: A North Carolina Homeowners Association’s Guide to the Use and Enforcement of Rental Restrictions”.
 - There was an open discussion on the three documents and each Board members thoughts and or concerns. It was agreed that no action was required at this time however the Board should continue to monitor the situation.
- ❖ 7:29 pm- Finalization Exterior Home Modification
 - Heather Culver reviewed the Exterior Home Modification Guidelines.
 - A motion was made and seconded to adopt and post the Guidelines. The vote was unanimous.
 - ❖ 7:34 pm - Planned Projects Reserve Fund
 - Jennifer suggested that the Planned Project Reserve Fund be incorporated into the contingency fund account. She will revise the Contingency Fund Guidelines to include Planned Project Reserve Fund.
 - Heather Culver and Jennifer Scott will put together a long-term list of suggested projects.
 - ❖ 7:42 pm - Electronic Dues Payments
 - We will use the Venmo App as the preferred payment app for Due’s collection. Zello will be the backup app. Personal checks will also be accepted. Marsha Garcia will manage the Apps.
 - ❖ 7:46 pm - Dates & Place for Next Meeting (In Person/Hybrid)
 - The next meeting is scheduled for November 18th. Place to be determined.
 - ❖ 7:50 pm – Motion to Adjourn made and Seconded. All approved.