

MTHOA January 27, 2022 Annual Meeting

Attendance: 25 Homeowners were represented at the meeting. 15 in person and 10 by proxy.
Attendance sheet available upon request.

- ❖ 7:00 pm - Meeting called to order.
 - Jennifer Scott called meeting to order.

- ❖ 7:01 pm – Introductions
 - Jennifer Scott introduced herself, explain the purpose of the meet and listed the agenda topics to be covered.
 - Meeting Agenda
 - Introductions
 - Community Watch Meeting with Officers Logan & Kassick
 - 2021 Review & Looking Ahead
 - 2021 Expenditures Report
 - 2022 Budget Ratification
 - Board Member Nominations & Elections
 - Committee Sign UP, Landscaping, Newsletter, Community Events
 - Homeowners Questions & Concerns
 - Details for 1st 2022 Meeting

- ❖ 7:02 pm - Community Watch Meeting with Officers Logan & Kasack
 - Jennifer Scott introduced Officer Logan our Community Coordinator from CMPD 's University City Division (Officer Kasack was unable to attend)
 - The CMPD University City Division covers 46 square miles
 - Officer Logan gave the following stats;
 - There were 11 services calls in Mallard Trace most were car break ins
 - There were 2 traffic stops in Mallard Trace
 - CMPD preform 30 Zone Checks in Mallard Trace, many resulted in City Parking violations
 - Violet crime is down 7% in the area
 - Homicides are down 18% in the area
 - Officer Logan made the following recommendations:
 - Don't leave any valuables in your automobiles & be sure to lock the doors
 - Keep your garage doors closed even when you are working outdoors
 - Keep your doors and windows locked on your home
 - Keep your outdoor lights on at night, motion lights are recommended
 - A question was asked if anything could be done about speeders on Mallard Creek Road
 - Officer Logan said he would request addition traffic patrols for the area
 - Officer Logan handed out Safety Guides to anyone that wanted them

- ❖ 7:25 pm - 2021 Review & Looking ahead
 - Jennifer Scott provided and presented her written Annual Report of the Accomplishments of the Homeowners Association and Board for 2021.
 - Highlights from the report
 - Migrated a new website management system and maintained the association website
 - Set out timely alerts of issues and information affecting our neighborhood.
 - Published newsletters
 - Continued neighborhood watch program for the 13th year and maintained communications with CMPD.
 - Renewed landscape contract with Metrogreenscape
 - Worked with the City of Charlotte and Mecklenburg County to maintain greenway entrances and other city / county owned property
 - Communicated with Homeowners regarding compliance of the CCRs, Charlotte City Ordinance and the NC Planned Community Act
 - Heather Culver secured a grant for new street signs and post
 - Identified future projects and started a Contingency Fund to pay for them
 - Revised the parking violation policy
 - Marsha Garcia coordinated creative social events to conform with Covid restrictions
 - See attached Annual for more details

- ❖ 7:37 pm - 2021 Expenditures Report
 - Jennifer Scott & Marsha Garcia review the 2021 budget versus actual 2021 expenditures.
 - A 2021 Income/Expenditure Report, December Year to Date, was provided.
 - Highlights from the report
 - 2021 Total Budgeted Income \$14,400 2021 Actual Income \$14,145
 - 2021 Total Budgeted Expenses \$13,993.00 2021 Actual Expenses \$12,927.43
 - End Balance for 2021 operating account \$1289.78
 - End Balance for Contingency Savings \$8,524.08
 - See attached report of details.

- ❖ 7:43 pm - 2022 Budget Ratification
 - Jennifer Scott and Marsha Garcia reviewed the proposed budget for 2022.
 - A 2022 Proposed Budget & Contingency Report was provided.
 - Highlights from the report
 - 2021 Budgeted Balance Transfer from operating account to Contingency Savings account \$1289.78
 - 2022 Projected Dues Income \$14,400
 - 2022 Budgeted Expenses \$14,221
 - See attached report for details.
 - A Motion was made and seconded to Ratify the Proposed 2022 Budget. The vote was unanimous.

- ❖ 7:45 pm - Board Member Nominations & Elections
 - Jennifer Scott announced that two board member positions were open and gave an overview of the duties and term limits.
 - No Nominations had been received prior to the meeting; Jennifer ask for Nominations from the floor.
 - After a brief group discussion, Elizabeth Posey and Greg Cole volunteered for the open positions.
 - A motion was made and seconded to elect Elizabeth & Greg for the two open board positions. The vote carried and was unanimous.

- ❖ 7:55pm - Committee Sign Up: Landscaping, Newsletter, Community Events
 - Jennifer started a discussion on the roles of Committees and the importance of Homeowners participation and insight to these committees. Some of the committees that were discussed:
 - Landscaping / Beautification
 - Newsletter
 - Community Events / Socials
 - Christmas Decorations
 - New Committees can be formed as the need arises.
 - Homeowners can sign up or volunteer for the committees at any time.
 - Anna Hampton & Rose Hudson volunteer for the Landscaping / Beautification Committee during the meeting.

- ❖ 8:01 pm - Homeowners Questions & Concerns
 - Rose Hudson asked how the Board deals with CCR violations like leaving trash cans on the street, street parking and home maintenance.
 - Jennifer Scott responded that Homeowners could report any suspected violations with information such as Date & Time, location and description of violation and that pictures are very helpful. The Board would then investigate the suspected violation to determine the appropriate action, which could consist of contacting the Homeowners and implementing the written violation policy including fines.
 - A statement was made that some Homeowners were walking their dogs and not picking up their waste, leaving it in other Homeowner's yards. A request was made to include an article in the next newsletter.
 - Anna Hampton ask why Christmas Decorations were not put up at the entrance this past holiday.
 - Jennifer Scott responded that due to Covid and other issues no one had volunteer to do so.
 - There was also a discussion that some of the light's strings were bad and would need to be replaced for 2022.
 - Anna asks about the possibility of having another Homeowner Christmas Decoration Contest this year.
 - Dave Clarkson gave a briefing of the proposed new Condo Development to be located at 9405 Mallard Creek Rd and how it would impact the Mallard Trace Homeowners.
 - Concerns Presented
 - Traffic Flow, will increase U-Turn Traffic in Mallard Trace

- Overflow & Visitor Parking spilling into Mallard Trace
 - Scale of Buildings
 - Lack of Green Space & Amenities
 - Minimal Sound & Privacy Barriers
 - Cathie and Dave Clarkson to host a ZOOM Meeting in the near next few days to discuss the issues with Mallard Trace Homeowners and develop a plan on how to proceed.
- ❖ 8:21 pm - Date & location for first regular meeting in February
- February 15th, 2022 7:00pm to 9:00 pm
 - Marsha Garcia's Home 9533 Banwell Lane
- ❖ 8:24 pm – Motion to Adjourn made and Seconded. All approved.



MALLARD TRACE

Home Owners Association, Inc.

P.O. Box 481304, Charlotte, NC 28269

2022 Annual Meeting Agenda January 27, 2022

- Introductions
- Community Watch Meeting with Officers Logan & Kassick
 - 2021 Review & Looking ahead
 - 2021 Expenditures Report
 - 2022 Budget Ratification
- Board Member Nominations & Elections
- Committee Sign Up; Landscaping, Newsletter, Community Events
 - Homeowners Questions & Concerns
- Details for 1st 2022 meeting; February 10th, 2022 at Marsha Garcia's House 9533 Banwell Ct

MALLARD TRACE HOMEOWNERS ASSOCIATION 2021 ANNUAL REPORT

Board Officers

Jennifer Scott, President
Heather Culver, Vice President
Marsha Garcia, Treasurer
Randy Burdette, Secretary
Dave Martin

The board would like to thank all of the residents for your continued support & flexibility. As we have continued to work to maintain the integrity of our neighborhood, we have also worked hard with each other to ensure the HOA Board is able to operate objectively of its board members.

Accomplishments

Communications

- Migrated to a new website management system & have a new webmaster
- Maintained the association website, www.mallardtrace.org, which includes current association legal documents, current & past issues of the newsletter, neighborhood resident directory, an archive of board minutes, and a section that allows homeowners to ask questions & raise issues.
- Sent out timely alerts via email and paper copies of issues & information affecting our neighborhood.
- Maintained public & private Facebook pages for residents
- Published newsletters

Community Watch

- Continued neighborhood watch program for the 13th year in a row. The annual neighborhood watch meeting was held in conjunction with the annual membership meeting.
- Maintained communication with CMPD
- Welcomed Officer Kassick to our neighborhood watch team.

Maintenance & Beautification

- Renewed our contracted with Metrogreenscape for the same contracted yearly price.
- Worked with Mecklenburg County to maintain our neighborhood greenway entrances

Financial & Administrative

- Assessments were paid, for 2021, by all except for 1 homeowner. All arrears for 2020 have been paid and accounted for in our contingency account.

- Provided a detailed expenditure report for 2021.
- Communicated with homeowners regarding compliance with neighborhood CCRs, Charlotte City Ordinance, & the NC Planned Communities Act
- Worked closely with both the city & county to ensure maintenance & repair of the city & county owned and/or maintained properties were completed timely. A few of our roads have already been marked for repaving
- Heather Culver was able to secure a secondary grant to cover new street signs & posts to better match our light posts. Those signs with posts were installed in 2021.
- We started to identify projects that will need to be addressed in the future & started a plan to pay for them with little surprises; irrigation, landscaping, light post painting, etc.
- Continued to accept electronic payments for yearly dues.
- Updated & revised the parking violations policy

Social

- In lieu of in-person events, Marsha Garcia continued to coordinate creative events.
- The board requested non-board committee members.
- Made changes to newsletter additions at the request of homeowners

Financial Report/Donated Resources

Attached is a detailed accounting of the income & expenditures for 2021. Those expenditures are only part of the story. There were hundreds of hours of time volunteered and items donated to the HOA. All were donated by board members, officers, committees, etc. Below are some of those volunteer hours & donations.

- Office supplies (paper, ink, etc)
- Designing & maintaining our website
- Participating in & documenting board meetings
- Organizing social events
- Overseeing landscape maintenance & repair work
- Invoicing & collection of dues
- Bill payments
- Acquiring grants & providing close out surveys
- Ensuring compliance with CCRs & NC Planned Community Act
- Working with Duke Energy, Charlotte City Planners & Mecklenburg County
- Fielding phone calls & helping residents

LOOKING AHEAD FOR 2022

- We are working with city planners to continue the process of having our streets repaved.
- Maintain the website & continue communications
- Continue to search for committee members so our neighborhood can continue to run smoothly
- Continue to work with our landscapers to ensure our new plantings thrive
- Work with Duke to ensure any work performed on any area in our neighborhood is returned in the same state as before the work started.

**MALLARD TRACE HOME OWNERS ASSOCIATION
2021 INCOME/EXPENDITURE REPORT
DECEMBER YEAR TO DATE**

	BUDGET	YEAR TO DATE		REMAINING INCOME SUBTOTAL TOTAL
CONTINGENCY				
Contingency Savings (6114)	\$11,477.96			
Open Invoices	\$ (4,214.29)			
Payment	-\$490.41			
Contingency Transfer	\$1,000.00			
Past Due -Dues Paid	\$750.00			
Interest Earned	\$ 0.82			
TOTAL	\$ 8,524.08			
INCOME				
2021 Dues				
TOTAL	\$14,400.00	\$14,145.00		-\$255.00
EXPENDITURES				REMAINING
ADMINISTRATION				
Office Expenses	\$200.00	\$160.32		\$39.68
Legal/Accounting	\$750.00	\$500.00		\$250.00
PO Box	\$118.00	\$118.00		\$0.00
Bank Charges	\$25.00	\$4.00		
BUSINESS INSURANCE	\$900.00	\$15.00	\$1,318.41	\$390.41
MAINTENANCE				
Landscape	\$ 7,500.00	\$5,100.00		\$2,400.00
Repairs/Lights	\$500.00	\$ 1,004.40		-\$504.40
Beautification	\$1,000.00	\$1,002.97		-\$2.97
UTILITIES				
Power	\$ 1,200.00	\$1,412.77		-\$212.77
Water	\$300.00	\$1,205.85		-\$905.85
SOCIAL/WELCOME	\$500.00	\$100.71		\$399.29
CONTINGENCY	\$1,000.00	\$1,000.00		
TOTAL BUDGETED EXPENSE	\$13,993.00	\$12,927.43		\$1,449.98
				-\$1,289.78
				\$160.20

End Balance for 2021 \$1289.78

2022

MALLARD TRACE HOME OWNERS ASSOCIATION 2022 INCOME/EXPENDITURE REPORT 2022 PROPOSED BUDGET & CONTINGENCY STATEMENT

	BUDGET	YEAR TO DATE	REMAINING INCOME SUBTOTAL TOTAL
CONTINGENCY			
Contingency Savings (6114)	\$8,524.08		
2021 Budget Balance Transfer	\$1,289.78		
Contingency 2022 Transfer	\$1,000.00		
Interest Earned			
TOTAL	\$10,813.86		
INCOME			
2022 Dues			
TOTAL	\$14,400.00		-\$14,400.00
EXPENDITURES			
ADMINISTRATION			
Office Expenses	\$200.00		\$200.00
Legal/Accounting	\$750.00		\$750.00
PO Box	\$146.00		\$146.00
Bank Charges	\$25.00		\$25.00
BUSINESS INSURANCE			
	\$900.00		\$900.00
MAINTENANCE			
Landscape	\$ 6,200.00		\$6,200.00
Repairs/Lights	\$500.00		\$500.00
BEAUTIFICATION			
	\$1,000.00		\$1,000.00
UTILITIES			
Power	\$ 1,500.00		\$1,500.00
Water	\$1,500.00		\$1,500.00
SOCIAL/WELCOME			
	\$500.00		\$500.00
CONTINGENCY			
	\$1,000.00		\$1,000.00
TOTAL BUDGETED EXPENSE	\$14,221.00	\$0.00	\$14,221.00

CONCERNS TO CONSIDER

01

TRAFFIC FLOW

PROPOSED ENTRANCE IS FEET FROM MT AND STOP LIGHT. PROPOSED RIGHT IN RIGHT OUT. WILL INCREASE U TURN IN MT AND INCREASE ACCIDENTS AT LIGHT. PRESSURE NCDOT AND CDOT TO MOVE ALL ENTRANCES TO STOP LIGHT

CURRENT PLAN ONLY HAS 3 GUEST SPACES. THIS WILL NOT ACCOMMODATE GUESTS AND EVEN RESIDENTS IF USING GARAGES AS STORAGE. PUSHING GUESTS TO OUR STREETS

02

OVERFLOW & VISITOR PARKING

03

SCALE OF BUILDINGS AND LOOK OF AREA

3 STORY TOWN HOMES IN THIS AREA DO NOT TOWER OVER RESIDENTIAL OR ANY OTHER STRUCTURES OR TREE LINES. THESE COMMUNITIES WILL STICK OUT LIKE SORE THUMBS ALONG THIS ROAD AND LOOK OUT OF PLACE AT THE TOP OF THE HILL.

WHILE THE DEVELOPER SAYS THAT THE SELLING PRICE WILL BE HIGH 300K TO 400, THE COMPS AT COLVARD PARK WITH MORE GREEN SPACE AND OTHER 3 STORY WITH GARAGES AND POOLS IN 28269 ARE SELLING FOR 250K.

04

LACK OF GREEN SPACE & AMMENITIES

05

MINIMAL SOUND AND PRIVACY BARRIER

BOTH CITY ORDINANCES AND MT HOMEOWNERS COVENANTS LEAVE BORDERING HOMES WITH LITTLE OPTION FOR PRIVACY AND SOUND BARRIERS BETWEEN WHATEVER DEVELOPMENT GOES IN HERE.

Proposed New Community Meeting

FEBRUARY 10th via Zoom

Details TBA

For more information or to follow progress or contact City Representative:

www.rezoning.org

then find the application number:
2021-186

You can follow all the links there.

If you are interested in helping in specific ways, please contact, Cathieclarkson@gmail.com or 704-562-8202

Timeline & FAQ's

- 1st Community Meeting Notice Went Out Dec. 21
- 1st Community Meeting Was Held On Dec. 5
- Hoa Was Not Notified As Those On File Have Moved
- Clarksons Received Notice But Thought It Was About The Colvard Park Zoning (Sign Was Up)
- Zoning Sign Went Up Per Dot On January 13 After The Meeting.
- Clarksons contacted zoning department and found out there had been a meeting though site had not been updated to reflect that.
- Meeting notes say that no residents of MT were in attendance
- City rep contacted developer and had them reach out to Clarksons.
- He has offered another meeting, February 10th via Zoom
- First possible hearing by city council would be February 21.
- Mark your calendars for all of this. The city is working on it's 2040 plan and zoning for all of this is up for grabs long term – what happens to the land across from us will be under consideration.
- Single family is not a priority anymore. We MUST stand for our property values and the value of homeownership and working hard to build a home and community for your family with many options for housing including single family dwellings with yards of all sizes.
- It's not too late to help shape the decisions around DOT for Chatam though that has been approved. This is the last of 3 awaiting city council's approval.
- **With this approval, There will be 89 new town homes approved in a mile stretch of our homes. Not counting the ones that have gone in in URP across the street, or what is likely to be approved when the residential across the street goes on the block. No – it's not your back yard...**
- **It's your commute, your grocery store, your community. Townhomes are not the enemy. But density can be...the city is not considering or requiring greenspace or parks or quality of life in these developers plans...we will need to be actively engaged to ensure it's not about greed on the developers sides or on city council's tax base side.**