

Annual Meeting of the Cornwallis Hills Property Owners Association

November 2, 2017

Holiday Inn Express

7:18 pm Meeting called to order

Members present: David Scanga, Robb English, Ben Fisher, Michael Senger, Kevin Mintz, George Higgins, Al Soulier (Property Manager).

Guests Present: Kimberly Ferguson, Carrie Yeargan, Mary Beth Bell, Tom Brown, Ed Zimmer, Marshal Gray, Bill Evans, Ron Holmes, Patsy Holmes, Marcia Evans, Kevin Otte, Joni Julian, Erica Pettigrew, Steve Goodwin, Kate Freiman-Fox, and Gayane Chambless, Lori Scanga.

I. Welcome: CHPOA President: Thanks to the Holiday Inn Express for their gracious hospitality and use of the space for the CHPOA board meetings. David encouraged residents to become involved in the neighborhood committees and volunteer opportunities on the board.

II. Presentation by Neighborhood Preparedness committee: Marshall Gray: Presented what is a disaster/incident? Ebola, Zika outbreaks, natural disasters like fires, hurricanes, earthquake, tornados, ice storms. Things that can negatively impact everyday life for several days or longer. Disasters are inevitable, always in mode of preparing, dealing with potential emergencies and disasters. Orange County Emergency Management is encouraging neighborhoods to create a neighborhood preparedness plan and is utilizing Cornwallis Hills as a pilot program for other neighborhoods in the Orange County. Developing a plan for health and safety to support the community in the aftermath of a disaster/incident. Two options: shelter in place or evacuate. Our neighborhood has been divided into 6 sectors, sector captains have been identified and an incident command center will be set up at the Park. Survey was sent out but only 51 have responded to date. The committee has developed emergency/action steps. Orange County has provided door tags to hang on the doors for those in need. Idea to have a table at a community picnic and inform residents of planning committee and work. Reverse 911 is best way to notify mass people in a short amount of time.

III. Election of new board members: Five open seats on the 2018 board were up for election by CHPOA members; two one-year seats and three two-year seats. David Scanga and Robb English were elected to fill the one-year seats and Kimberly Ferguson, Bill Evans, and Michael Senger were elected to fill-in the two-year seats. See table below for complete election results.

IV. Maintenance and Improvements summary: Kevin Mintz - Handed out report to members and residents. FEB17 - Nick and Suzy Zarzar donated a birdhouse and Kevin and Bill installed bird house at Park. MARCH17 - parking Pad was installed at Park and new signs were installed to prevent commercial vehicles from parking on pad. MAY17 - Vandalism at park shelter, equipment was replaced and installed. Rantos installed new flowers the front entrance. JUN17 - BMP ponds were bush hogged to be in compliance with Town guidelines for BMP ponds. AUG17 - Fire ants at park were a problem and ants mounds were treated. Old sign at park was removed and will be replaced in the near future. The TOH has begun their stormwater assessment of Cornwallis Hills, first stage of the work has begun, more detailed plan will be provided in the near future. SEP17 - New battle field fence was installed. Big thank you to the volunteers for the fence installation. OCT17 - New landscape contract was executed. New beautification of front entrance will begin in the near future. Residents are encouraged to provide feedback regarding ideas for the front entrance. Planning on replacing retaining wall at the park. Recently approved new basketball rim and soccer net for the park, they will be installed in the near future. Encouraged residents to provide ideas for maintenance improvements.

V. Architectural Summary: Dave Scanga: Four backyard deck renovations and improvements were submitted and approved. David would like to see a new policy for architectural committee regarding backyard construction that would not need to be approved by Architectural Committee if it meets covenant regulations addressing visibility from the street. If construction has to do with the front of the house, it still needs to be run by the AC.

Special Events Summary: George Higgins: Had picnic MAY17 at the Park, only had one picnic due to inclement weather, OCT17 was cancelled. George encouraged residents to propose ideas for future special events and to get involved with committee. Will start working on calendar for 2018.

Neighborhood Watch: Gayane Chambless: Neighborhood preparedness committee met, SEP17 and OCT17. JAN17 and JUN17 neighborhood watch meetings were held, police are invited and issues were discussed. What level of crime do we experience in Cornwallis Hills? HPD does an annual report. Looking at property crimes last 5 years, only increase was in vehicular thefts. #1 issue is theft from vehicles. Residents need to be the eyes and ears of our community, report suspicious activity. When in doubt call 911. Walkers and driver safety is an issue, walkers should be walking against traffic. Speeding has been an issue, traffic study was conducted last JULY, 23 miles per hour was the average speed. Working with HPD to renew trespass policy.

VI. Election results:

Candidate	Votes	45 - total ballots
Kimberly Ferguson (2yr)	27	
Michael Senger (2yr)	33	
Bill Evans (2yr)	29	
Kevin Mintz (2yr)	22	
David Scanga (1yr)	24	
Robb English (1yr)	37	
Write-in's		
Joshua Soltysik	1	
Beth Harrington	1	
BJ Carey	18	

VII. Financial Summary, George Higgins and Al Soulier: Current assessments \$185 dues amount. 99% of the community pay dues, had two households that had delinquent dues. \$1,300 was budgeted for front entrance improvements. Questions - Duke Energy cost went down; this was due to new LED lights installed at Neighborhood Park.

George - Reserve funds: Costs mostly associated with park, front entrance and battle field fence improvements. Explained how reserved fund is maintained. Decided on not replacing a play structure and swing set at park for several reasons, including a lack of funds. Retaining wall is a reserve fund priority and bids will be got in the near future. 50% funding goal for reserve funds, should be there in about 3 years, a 5% increase for resident annual dues, \$194 for next year. \$32,523 Capital asset reserve fund, \$4,000 in maintenance and capital assets.

VIII. Resident question and answer time:

Traffic light at front entrance? Best to call NCDOT and the TOH Planning Director for new information and reporting concerns. NC86 is a state road the decision to install a light at the

intersection will be an NCDOT decision. There is a traffic study currently being conducted by NCDOT, not sure when the study will be completed.

Stormwater report update: The board is working to set-up a meeting with TOH Stormwater staff and TOH board members to continue to discussions of current plan.

Tom Brown - Request to the board to consider overriding the AC committee's decision to deny his request to construct a bocce court at his residence. Board will consider request and act at DEC17 meeting.

IV. Adjourn 9:18pm