

**TROTTER'S RIDGE HOMEOWNERS ASSOCIATION, INC.**

**REGULAR MEETING OF HOMEOWNERS ASSOCIATION**

**October 24, 2019**

**MINUTES**

The Trotter's Ridge Homeowners Association, Inc. held their Annual Meeting of Homeowners on Thursday, October 24, 2019 @ 6:00pm at the Lexington Plantation clubhouse, located at 400 Centennial Parkway, Cameron, NC 28326.

Jamie Thomas from Little & Young, Inc. was present. There were six (6) Homeowners present and no proxies to report. There was no quorum present for the meeting.

Jamie called the meeting to order at 6:05pm and presented proof of notice. Jamie then reviewed the financial report for 2018. All owners were given a copy of the financial report. At the end of December 2018, there was \$8,852.05 in the operating account, \$14,907.85 in the reserves account, total liabilities & equity was \$27,463.10. Jamie reviewed what prepaid assessments were, what were spent out of reserves, and then opened the floor to old and new business.

One homeowner mentioned concerns over multiple homeowners open burning in the community and was upset that Little & Young had not addressed the community about it yet. Jamie stated that the topic would be covered in the fall newsletter as approved by the Board of Directors as it costly to do multiple mailings out to the membership. Jamie and the Board of Directors reiterated to the homeowner that if he would provide specific property addresses that are in violation, Little & Young could address the homeowners directly and more efficiently.

One homeowner mentioned a continuous problem of a vehicle speeding throughout the neighborhood. The Directors recommended homeowners contact the local sheriff's department as the HOA cannot handle this specifically.

Mr. Faubus recommended reducing costs by using e-mail communication. Jamie stated that meeting notices and violations are required to be sent via mail per the covenants but there could be other communications implemented via e-mail should homeowner's opt-in. Mr. Faubus recommended a community message board be installed as recommended at the last annual meeting. The directors in attendance also approved, Jamie stated she would look into options and welcomed any suggestions.

Jamie stated that in the recent Board of Director meetings she inquired what future capital projects would like to be seen in the community and she inquired the homeowners in attendance what they would also like to see in their community. Dana mentioned that he'd like to have storage containers, either plastic or metal at the pool area that maintenance can bolt down and possibly a bus stop shelter. The area on Jockey was mentioned as a possible location and a homeowner volunteered to inquire of the county if it would be permitted. One homeowner recommended a basketball court or at least a half court, maybe in the area by the pool or enhancing the park area with better play equipment.

Jamie mentioned to the homeowners that there is a dead tree behind 301 Horse Whisperer that will need to be removed to prevent damage upon the property owner's fence. One estimate has been

obtained for \$2500 but we are still looking for other vendor estimates and welcomed any recommendations to find the best service and price possible.

Jamie reviewed the proposed budget for 2020 with all homeowners in attendance and noted that there was no proposed dues increase. All in attendance were in favor of the 2020 proposed budget.

Jamie let everyone know that there is one position open on the Board and asked if anyone would volunteer. Dana Johnson volunteered to remain on the Board of Directors. Jamie told the homeowners that because quorum was not present a call for candidates would be mailed out.

With there being no further business the meeting adjourned at 7:05pm.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'JT' or 'Jamie Thomas', written over a horizontal line.

Jamie Thomas  
Association Manager