



KING'S GRANT HOMEOWNERS' ASSOCIATION
P.O. BOX 9008
FAYETTEVILLE, NC 28311

Subject: Minutes of the 21 March 2023 Homeowners Association Board of Directors Meeting

In attendance: Danny Miller, Carl Broadhurst, Morgan Abelli, DeeDee Jarman, Sarah Miller, Paula Eckard, and Errol Jarman were in attendance. Janet Lee was not present but did provide notes prior to the meeting.

Review of Minutes: The meeting was called to order by President Danny Miller at 6:10 PM. Minutes were approved with the following changes: future minutes will refer to Daniel Miller as Danny Miller and the board approved \$75 for ad hoc changes to communications without board approval.

Financial Reports: Morgan Abelli presented the March financials. The financials were approved by the board. Prepayment entry needs to be corrected in QuickBooks, as they are currently inaccurate. Danny will take lead on getting HOA common areas re-appraised. Liens on properties will be discussed when accounts are \$400 past due.

Insurance Policy: Errol Jarman was present at the meeting to discuss the quote for new liability insurance. Building and material costs have increased causing insurance rates to increase. The board approved changing insurance from Nationwide to Erie Insurance. The new policy (Erie) has more coverage for less annual cost than the previous coverage. The new policy will include cyber management, identity management, and umbrella coverage. Estimated savings are approximately \$350. An estimate on flood insurance will be provided by Erie Insurance, in the case the board decides to add additional coverage in the future.

Executive Board

Architectural Review Board (ARB) – DeeDee Jarman noted the following violations in the neighborhood.

Construction trailer in driveway	6104 Iverleigh Circle	ARB notice delivered to resident
Camper in driveway	6052 Iverleigh Circle	ARB notice delivered to resident

6104 Iverleigh removed the trailer upon receiving the notice, however the trailer has returned. 6052 Iverliegh has not responded to the initial notice. The next step is to notify the homeowner via certified mail they are in violation of by-laws and a fine of up to \$100 a day may be imposed. All previous violations have been corrected.

The board has received requests for repairing fences (which do not require a formal ARB request, unless it changes structure/color), solar panels, and swimming pools. At the next board meeting, board members will define criteria for the above mentioned for future approvals. The by-laws are not clear and need to be updated.

Security – Carl Broadhurst presented the security report. Carl fixed the locks on the guard house making the structure secure. Carl adjusted the lighting at the guard house to make the security camera video footage easily viewable. Carl turned the water on at the guard house and cleaned the guard house.

Carl requested three bids for new security cameras that view license plates from Gills, ADT, and Holmes. Once he receives the quotes, Carl will inform the board members. Board members want to engage the other HOAs in the neighborhood to assist in paying for a new system.

The battery in the alarm system of the guard house is low. To replace the battery will cost approximately \$70. The board decided not to replace the battery, as the alarm system is not notifying law enforcement. Carl will talk with Sam Bright to determine the history of the guard house.

Hospitality – Christy Levola and Janet Lee worked to get welcome bags out to new residents. After discussion, they delivered to all new residents from August 2022 to date. Christy and Janet were able to speak to about half the homeowners (other half did not answer/were not home). Christy worked hard to keep costs down and was able to secure donations from area businesses. The total cost was \$51.36 for 10 welcome bags.

Deliveries were made to the following: 6101 Moncreiffe Road, 6060 Iverleigh Circle, 6001 Iverleigh Circle, 6057 Iverleigh Circle, 268 Shawcroft, 304 Shawcroft, 6223 Dunbane Court, 535 Williwood Road, 420 Swan Island, and 412 Swan Island.

Communications – Sarah Miller presented the communication report. Sarah is unable to access the host of the KG website, which is preventing updates to the site. Sarah did remove the Neighborhood Watch link from the HOA website. The board approved the purchase of Google Workspace at \$578 a year to improve communication, operations, and historical data. Google Workspace will also aide homeowners in contacting the HOA.

Grounds and Maintenance – Paula Eckard presented quotes to repair the playground board and rubber mulch. The cost is \$2,802.76. The board approved the improvements to repair and add rubber mulch to the playground.

Paula will research how to remove the dilapidated trailer owned by Mr. Rose located at the entrance of the Kings Grant neighborhood. It is distracting from the neighborhood and safety concern.

Danny and Sarah will find a handy-person to provide a quote to fix the flag pole at the guard house.

Old Business

The board disapproved providing a donation to the Easter Event at the Kings Grant Golf and Country Club. Carl Broadhurst was in favor of providing a donation. The board members' stance is the HOA is a non-profit organization and the Golf and Country Club is a for profit business. It may be illegal for a non-profit to donate to a for-profit organization.

New Business

Danny, Carl, and Morgan attended the Kings Grant Neighborhood Watch Meeting on 20 March 2023 at 6:00 PM in the Golf and Country Club. Danny spoke with Don (Neighborhood Watch President) about their financial report. Ultimately, the HOA provided more than 50% of the Neighborhood Watch's annual budget. Other HOAs in the neighborhood are benefiting from the Neighborhood Watch but are not paying equally into the organization. The board members approved to not pay \$10 for each homeowner as we have in previous years. The HOA's stance is the Neighborhood Watch does not have liability insurance, and our organization should not provide funds until the Neighborhood Watch can provide proof of insurance.

The board members agree to unify all seven HOAs in the neighborhood. Danny will take lead on the unification efforts. The board wants to create and develop a sense of community, however, our HOA shoulders the majority of the costs the entire neighborhood benefits from. Our HOA will resume funding community efforts when it is equitable among all HOAs in the neighborhood.

Meeting adjourned at 8:30 PM.