

**Meeting Notes**  
**Highland Creek Advisory Committee**  
**January 13, 2009**

Randy Buck, President of the HCCA Board of Directors, called the meeting to order at 6:30 p.m.

In addition to Mr. Buck, the following members of the Board of Directors were present:

Nancy Semon, Vice-President

Linda Carino, Secretary

Janet Sirhan, Treasurer

Jeff Bennett

Terri Edmiston

Patricia Fletcher

Kelly St. Clair

Village Voting Members and Alternates in attendance are noted on the attached sign in sheet.

Dollye Walters, Association Manager for the HCCA, of Hawthorne Management Company also attended.

The minutes of the November 18, 2008 Advisory Committee Meeting were approved as amended.

Janet Bennett, a member of the Security Committee, introduced Captain Michael Greene and Sergeant Worth of the City of Concord Police Department. These officers informed the group that 61 speeding tickets were issued along Millstream Ridge Road in December, 2008. Except for incidents of "hit and run", all crime numbers were down in the Cabarrus County section of HC in December, 2008.

Ms. Bennett again encouraged the representatives of Villages without Neighborhood Watch programs to recruit volunteers to organize this program in their neighborhoods.

**Finance Committee- Janet Sirhan**

Due to year end accounting procedures, the December 31, 2008 Financial Report was not available at the time of the meeting. Ms. Sirhan has since prepared this report which is attached.

Ms. Sirhan informed the group that the Board is working on obtaining the permits necessary to begin construction of the Ellenwood Road entry monument.

**Community Affairs – Patricia Fletcher**

Ms. Fletcher informed the representatives that her committee is working on an Emergency Preparedness Policy for the community. Two classes on this initiative are planned for February 10 and February 17. American Red Cross “to go” bags will be for sale at these meetings for \$39.95.

At the recommendation of her committee, Ms. Fletcher will submit a Crisis Management Policy to the Board for approval on January 15, 2009.

**Covenants Committee – Linda Carino**

Parkway Oaks – The Board of Directors has approved the installation of 15 red maple trees along Highland Creek Parkway in front of Parkway Oaks.

A representative pointed out that there are two trees leaning in the “tree save area” at Parkway Oaks; in addition, there is a drainage issue in this area.

Signature Ridge – The Board of Directors approved the installation of eight Cryptomeria along Highland Creek Parkway in front of Signature Ridge Condominiums.

The developer of Signature Ridge has agreed to uniformly stain the railings and decks of the condominium units; however, this project may need to be postponed until warmer weather.

The Covenants Committee now has seven members, the maximum allowed in the ByLaws of the Association.

**Facilities Committee– Randy Buck**

Mr. Buck informed the group that he has created several sub-committees within the Facilities Committee, such as clubhouses, park equipment, signage, pools, etc. He informed the representative of the following initiatives of this committee:

- Two additional pole lights have been installed at Prosperity Park
- The renovation of the restrooms at Prosperity Park will begin in late January
- The lights around the pools have been repaired

**Landscape Committee – Heather Casselberry**

In Ms. Casselberry’s absence, Jeff Bennett reviewed the primary issues before this committee:

- Structure the committee with mission statements and responsibilities
- Review the drainage issues throughout the neighborhood
- Review the structural integrity of the brick walls throughout the community
- Review the contract with ABM Landscaping which expires in May, 2009
- Form sub-committees such as infrastructure, contracts, drainage, etc.
- Initiate long term planning

Ms. Edmiston reported that the new directional signs have been installed throughout the community. Specific event signs will be added at the bottom of the existing signs as each event draws near. Park banners have been ordered and will be installed in the near future.

**Pool Committee – Terri Edmiston**

The resurfacing of both Clarke Creek Pool and the Sports Club Pool is complete.

**Security Committee – Nancy Semon**

Ms. Semon reported that the Association is changing the service for the security phones to Verizon Wireless in hopes of improving the signal strength.

The installation of twelve shoebox street lights along Christenbury Road is complete; installation of the remaining five lights will be scheduled by the City of Charlotte.

The committee has asked the State of NC to evaluate the street lighting along Millstream Ridge Road even though the number of lights meets the distance code for the City of Concord which is 300'-500' apart.

The committee is reviewing the need for more wireless surveillance cameras in the parks.

Cabarrus County residents are required to register their alarm systems with the county.

**Special Projects Committee – Jeff Bennett**

Mr. Bennett discussed three issues he is currently addressing:

- Wallace Farm Update – The State of NC has fined Wallace Farms \$14,000 because the odors produced on site have not been minimized at the property boundaries as directed. The basic issue is that Wallace Farm operations are not in compliance with the law; the owners are conducting unlawful activities.
- Prosperity Park Parking – The Association is requesting bids to add parking spaces at Prosperity Park. Mr. Bennett plans to meet with Charlotte-Mecklenburg Department of Transportation to discuss diagonal parking on Fairvista Drive. The Board will seek the opinions of committee members on this issue at a Strategic Planning Meeting scheduled for March.
- Sports Club Drainage Issue – There are several drainage issues on the Sports Club property. The committee is gathering advice from several professionals at this point. The problem will be actively addressed in the near future.

**Activities/Communications Committee – Kelly St. Clair**

Ms. St. Clair informed the representatives that her committee has two new members and would welcome more. This committee is responsible for coordinating, fine tuning and planning the community flyers, the HC Newsletter, community activities and sports activities.

The Association has recently hired Bridget Sprinkle to serve as the Aquatics/Sports Coordinator. Bridget has held the position of Aquatics Director during the summer months for the past two years. As such she coordinated and directed the operations of the community's four pools. She will continue to fill this role and coordinate Sport Activities as well.

The Activities calendar includes the following upcoming events:

- January 16 – Adult Bingo
- January 25 – Etiquette Classes
- January 30 – Middle school movie night

This committee welcomes input and ideas from the residents on possible activities for all ages.

**Suggestion, questions and concerns voiced by the representatives:**

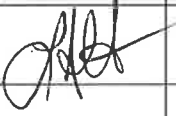


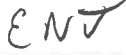

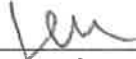




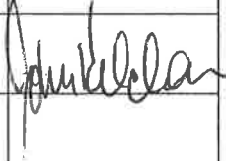

- Investigate the possibility of extending the hours for the fitness room on Thursday and Friday nights until 8:30 p.m.
- Consider allowing residents under 18 years old to use the fitness facility
- Contact the Charlotte Department of Transportation concerning the need for a traffic light at the intersection of Eastfield Road and Highland Creek Parkway
- Improve the visibility of the first median on HC Parkway at the Ridge Road entrance
- Install trash receptacles along the major parkway and collector roads
- Follow-up with Landscape Committee to contact Bruce Kragen of 3303 Kallispell Lane
- Who is responsible for resurfacing the streets in Dominion Ridge? Ans: The Developer, RheinMedall Interests
- When will the power pedestals be removed from Christenbury Road? Ans: Duke Energy will remove them once all street lights have been installed.
- Who is responsible for the repair of the sinkhole on the Common Open Space near the intersection of Hartfield Downs Drive and Grahamson Lane? Ans: The sinkhole repair is the responsibility of the City of Charlotte. There is a leak in an 8" water main; the city has given a timeline of 12-18 months for the repair.

The next meeting of the Advisory Committee is Tuesday, March 17, 2009 at 6:30 p.m. at the Sports Club.

The meeting was adjourned at 8:00 p.m.

Respectfully submitted,  
Dollye Walters  
For the Association

**HCCA Voting Member Sign-In  
January 13, 2008**

Village	Lots	Voting Member	Attended	Alternate	Attended
Bell's Mill	88	Rod Sherman			
Briarcrest	69	Lisa Hines		Miley Akers, III	
Brookside	60				
Cambellton	41	Paul Blaufuss			
Cambridge Run	92	Maxine Weiss		Trish Wagner	TW
CrownVista/CrownVista Estates	181	Kay Atkinson			
Dominion Bluff	76	Lisa Elmore		Jesse Pervis	
Dominion Crest	65				
Dominion Crossing	104	Eric Johnson			
Dominion Glen	136	Laura Bridger		Steven Bryant	
Dominion Green	87	Robert French		Marguerite Edwards	
Dominion Grove	195	Dave Gable		Brian Souders	
Dominion Hills	126	John Mervine		Siobhan Beasley	
Dominion Pointe	52	Jennifer Munn		Denny Abbey	
Dominion Ridge	62	Stephanie Eckman		Ed Price	
Dominion Trace	261	Mary Nordberg		Charlie King	
Downfield Wood	129	Lynne Maurer		Deanna Johnson	
Faircroft	50	Kelly St. Clair			
Fairmeadows	59	Daniel Caruso		John Kilchenman	
Glen Royal	27	Susan Lynch			
Graburn's Ford	31	Susan Nork		Uwem Equan	

Haddington	96	Diane Nielsen		Brian Sammons	
Harburn Forest	208	Tracy Maas	TDM	R. Steadman Sugg	(RS)
Hartfield Downs	50	Laura Andreasen		L. Andreasen	
Hidden Meadow	129	Chris Pluck		Ed Wilson	Ed W
La Grande	82	Esther Granade		Troy Garrison	
Laurel Run	51	Tanya Lovejoy-Capers			
Lynnewood	36				
Masters Hill	82	Chris Shaw	(CS)	Matt Brewington	
McChesney	115	Chris Hudson	CH		
Montrose	104	Tony Alves	TA		
Northridge	64	Julie Odefey			
Parkway Oaks	39	Sara Sirhan	SS	Patricia Fletcher	Pat
Prescott Place	23	Shawn Chenault	SC		
Ravencrest North/South	88	Al Smith	AS	Geralyn Dooley	
Ridgefield	167	Gretchen Biedrzycki		Kevin Shaw	
Springhurst	69	Jeff Odenwald		Charles Jacobs	
Timberglade	94	Janet Bennett	JB		
Whistler's Chase	145	Amy Kropka			
Wingrove	40	Jason Sharpee			
Wingrove East	39	Kristine Atkinson			
Wren Creek	21	Brenda Millett	BM		
Crosspointe	131	Tony Vanchieri	(TV)	Gloria Wright	
Dominion Village	60	Guy Eberhart		Pat Pagola	

<b>Falcon Ridge</b>	232	Paul Williams		Walt Nilsen	WN
<b>The Glen</b>	136	Terry Cason	TC	Claudia Edmiston	
<b>Meadowmont</b>	183	Gena Roncone		Dale Gillis	
<b>Signature Ridge</b>	42				
<b>Total Recorded Lots</b>	4,529				

HIGHLAND CREEK HOMEOWNERS ASSN.  
ADVISORY MEETING REPORT  
December 31, 2008

<u>REPORT NAME</u>	<u>12/1/08</u>	<u>11/30/08</u>	<u>10/31/08</u>
<b><u>DELINQUENCY REPORT</u></b>			
Over \$350.00	67	105	65
Association Filed Liens	6	4	5
Legal Agreements	15	15	11
Payment Plans	5	4	9
Filed Bankruptcy	4	6	7
Foreclosures	7	11	21

**BANK STATEMENT**

Cash - Checking, 1st Charter	1,031,279.77
Cash - HCCA On Site	13,501.83
Cash - Reserves, 1st Charter \$ Mkt	139,173.30
Total CD's	848,073.74
Working Capital, 1st Charter \$ Mkt	<u>120,902.76</u>
<b>TOTAL ASSETS</b>	<b>2,152,931.40</b>

**GENERAL LEDGER PROFIT & LOSS STATEMENT**

	<u>Net Income (Loss)</u>
MTD Actual (Net Income/Loss)	(225,757)
MTD Budgeted (Net Income/Loss)	(195,854)
<b>MTD Favorable/Unfavorable</b>	<b>(29,903)</b>
YTD Actual (Net Income/Loss)	128,322
YTD Budgeted (Net Income/Loss)	0
<b>YTD Favorable/Unfavorable</b>	<b>128,322</b>

**GENERAL LEDGER RESERVES STATEMENT**

	<u>Net Income (Loss)</u>
MTD Actual (Net Income/Loss)	(65,569)
MTD Budgeted (Net Income/Loss)	9,454
<b>MTD Favorable/Unfavorable</b>	<b>(75,023)</b>
YTD Actual (Net Income/Loss)	-31,341
YTD Budgeted (Net Income/Loss)	<u>113,449</u>
<b>YTD Favorable/Unfavorable</b>	<b>(144,790)</b>