

**Meeting Notes
Highland Creek Advisory Committee
May 19, 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

Kelly St. Clair

Board members Patricia Fletcher and Heather Casselberry were unable to attend.

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 March 17, 2009 Advisory Committee Meeting were approved as written.

Security – Randy Buck

Janet Bennett, a member of the Security Committee, announced that larceny from autos was down 83% and residential break-ins were down 67% in Mecklenburg sections of Highland Creek. She then introduced Sergeant Worth of the City of Concord Police Department. He reported that the Concord portion of Highland Creek was also experiencing a decrease in crime.

Ms. Bennett again encouraged the representatives of Villages without Neighborhood Watch programs, listed below, to recruit volunteers to organize this program.

Bells Mill	Signature Ridge
Brookside	Whistler's Chase
Dominion Trace	Wingrove
Prescott	Wren Creek

Facilities Committee – Nancy Semon

Ms. Semon reported the following community projects have been completed recently:

- Renovation of the restrooms at Prosperity Park and Clarke Creek Pools

- Installation of additional lighting in the Sports Club parking lot
- Construction of trash can enclosures at the Sports Club and Christenbury pools
- Installation of exit buttons for the pool gates at Prosperity, Christenbury and Clarke Creek
- Installation of Emergency Phones at Clarke Creek, Prosperity Park and Christenbury pools

Finance Committee – Janet Sirhan

The Finance Report is attached.

Ms. Sirhan also informed the group that all the banners are now installed at the parks and the golf club.

The construction of the stone entry monument at Ellenwood Road is progressing well.

Pool Committee – Terri Edmiston

A recycling pilot program has been set up at the Christenbury Pool this season. The committee is hopeful that it will go well and set up at the other pools next season.

The deck space at the Sports Club was increased by the removal of some wax myrtles. The area was filled with concrete and accommodates three additional tables and twelve chairs.

Ms. Edmiston announced Fun Food Days at the pools this summer. Each Saturday, a commercial vendor (Quiznos, Papa Johns, Italian Ice) will sell food from noon to 3:00 p.m. at one of the four pools on a rotating basis, beginning June 13. Watch for the schedule of Fun Food Days in the June Newsletter.

Special Projects – Jeff Bennett

Mr. Bennett answered questions on the balloting process now underway in the community to authorize the Association to intervene in an administrative/judicial proceeding concerning the operations at Wallace Farm. He urged all Voting Members to contact the residents of their village and return all affirmative ballots by May 27, 2009 to the Sports Club. Mr. Bennett is researching two alternate plans to allow intervention in the administrative/judicial proceeding against Wallace Farm.

Mr. Bennett plans to research the process of amending the Declaration to change the voting process outlined in the existing documents in order for the Association to intervene in administrative or judicial proceedings.

Mr. Bennett announced that his wife, Janet, recently received the Community Leader of the Year Award at the Charlotte Neighborhood Symposium.

The Finance Committee hosted a Strategic Planning Seminar on March 23, 2009 and invited members of the various committees to attend. Three of the top community initiatives are:

- Updating the card access system
- Increasing parking space at the parks
- Enhancing security throughout the community

Activities and Communications Committee – Kelly St. Clair

Ms. St. Clair announced the following community events:

- May 23 – Concert in the Park
- June 20 – Movie in the Park
- June 24 – High School Bingo
- July 4 – Parade
- August 4 – National Night Out
- October – Fall Festival-Spring, 2010 – Run the Creek 5K

There is a tremendous need for volunteers to help with these community events. Youth can earn community service hours by volunteering their time and energy.

The Summer Camps are filling up quickly. Registration is now open to non-HC residents.

Landscape Committee – Heather Casselberry

In Ms. Casselberry's absence, Mr. Buck gave an overview of projects this committee has completed or is working on in addition to the task of day to day landscape maintenance of the Common Open Space throughout the community.

Drainage issues along the sidewalks bordering the major parkways are becoming a significant problem. The committee is reviewing this issue and outlining a plan to correct the problems.

Covenants Committee – Linda Carino

The drought damaged trees the once bordered Parkway Oaks have been replaced. The committee continues to pursue cooperation from K. Hovnanian Homes to install plant material along the black aluminum fence bordering this community.

Upon recommendation of the committee, the Board has recently approved guidelines for benches and chairs located in the front yard. These guidelines will be published in the June Newsletter.

The Board has also adopted a revised Fine Policy for parking on the Street as follows:

- At the first hearing for an Owner regarding parking on the street, provided the adjudicatory panel determines the existence of a covenant violation on the Owner's property or by the Owner's action, a fine of \$50 will be assessed against

- the Owner's account with the Association.
- For each subsequent parking violation, the Owner will be assessed a fine of \$100 per occurrence.

Community Issues and Concerns

Paul Williams, representative from Falcon Ridge, requested that the names and addresses of Board members be posted on the community website and newsletter.





Street Avenue is not part of the HC Properties; therefore, the Association has no jurisdiction over it.


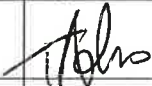
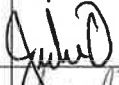
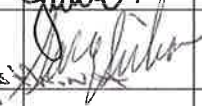

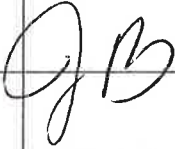
The next meeting of the Advisory Committee is Tuesday, July 14, 2009 at 6:30 p.m. at the Sports Club.

The meeting was adjourned at 7:30 p.m.

Respectfully submitted,
Dollye Walters
For the Association

**HCCA Voting Member Sign-In
May 19, 2009**

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	PDB		
Cambridge Run	92	Maxine Weiss		Trish Wagner	TW
CrownVista/CrownVista Estates	181	Kay Atkinson			Kaw
Dominion Bluff	76	Lisa Elmore	LE	Jesse Pervis	
Dominion Crest	65				
Dominion Crossing	104	Eric Johnson	ENTJ		
Dominion Glen	136	Laura Bridger		Steven Bryant	
Dominion Green	87	Robert French Dave Gable	RMZ	Marguerite Edwards	
Dominion Grove	195			Brian Souders	BS
Dominion Hills	126	John Mervine		Siobhan Beasley	
Dominion Pointe	52	Jennifer Munn		Denny Abbey	
Dominion Ridge	62	Stephanie Eckman	SE	Ed Price	
Dominion Trace	261	Mary Nordberg		Charlie King	
Downfield Wood	129	Lynne Maurer	Am.	Deanna Johnson	
Faircroft	50	Kelly St. Clair			
Fairmeadows	59	Daniel Caruso	DC	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	TSM	R. Steadman Sugg	
Hartfield Downs	50	Laura Andreasen			
Hidden Meadow	129	Chris Pluck		Ed Wilson	
La Grande	82	ESHER ECGR MADE@HOTMAIL.COM Esther Granade	209	Troy Garrison	
Laurel Run	51	Tanya Lovejoy-Capers			
Lynnewood	36				
Masters Hill	82	Chris Shaw		Matt Brewington	
McChesney	115	Chris Hudson	CA		
Montrose	104	Tony Alves			
Northridge	64	Julie Odefey			
Parkway Oaks	39	sd sirhan Sara Sirhanbella		Patricia Fletcher	
Prescott Place	23	Shawn Chenault			
Ravencrest North/South	88	Al Smith	aw S	Geralyn Dooley	
Ridgefield	167	Gretchen Biedrzycki		Kevin Shaw	
Springhurst	69	Jeff Odenwald		Charles Jacobs	
Timberglade	94	Janet Bennett			
Whistler's Chase	145	Amy Kropka			
Wingrove	40	Jason Sharpee			
Wingrove East	39	Kristine Atkinson			
Wren Creek	21	Brenda Millett	BAM		
Crosspointe	131	Tony Vanchieri	TV	Gloria Wright	
Dominion Village	60	Guy Eberhart		Pat Pagola	

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

HIGHLAND CREEK HOMEOWNERS ASSN.
ADVISORY MEETING REPORT
May 19, 2009

<u>REPORT NAME</u>	<u>4/30/2009</u>	<u>3/31/2009</u>	<u>2/28/09</u>
<u>DELINQUENCY REPORT</u>			
Accounts Over \$350.00	99	80	119
Association Filed Liens	16	18	21
Legal Agreements	15	15	15
Payment Plans	3	3	7
Filed Bankruptcy	9	5	5
Foreclosures	23	12	11
Total assessment fees delinquent	225,298.70	59,711.56	96,023.89
Total fines/violations	10,349.00	9,099.00	8,499.00
Late Charges	<u>17,023.32</u>	<u>14,004.32</u>	<u>17,873.32</u>
Total amount delinquent	\$252,671.02	\$82,814.88	\$122,396.21

<u>BANK STATEMENT</u>			
Cash - Checking, 1st Charter	1,078,558.90	964,362.20	967,260.18
Cash - HCCA On Site	590.99	37,697.93	31,684.14
Cash - Reserves, 1st Charter \$ Mkt	170,494.49	162,710.85	163,706.04
Total CD's	851,489.37	851,489.37	848,073.74
Working Capital, 1st Charter \$ Mkt	<u>121,719.33</u>	<u>121,693.53</u>	<u>121,576.28</u>
Total Assets	\$2,222,853.08	\$2,137,953.88	\$2,132,300.38

GENERAL LEDGER PROFIT & LOSS STATEMENT

	Net Income (Loss)	Net Income (Loss)	Net Income (Loss)
MTD Actual (Net Income/Loss)	Net Income (Loss)	Net Income (Loss)	(187,797)
MTD Budgeted (Net Income/Loss)	77,090	3,116	(123,396)
MTD Favorable/Unfavorable	142,926	(865)	(64,401)
	(\$65,836)	\$3,981	
YTD Actual (Net Income/Loss)			201,451
YTD Budgeted (Net Income/Loss)	281,656	204,567	244,859
YTD Favorable/Unfavorable	386,920	243,994	(43,408)
	(\$105,264)	(\$39,427)	

GENERAL LEDGER RESERVES STATEMENT

	<u>Net Income (Loss)</u>	<u>Net Income (Los</u>	<u>Net Income (Loss)</u>
MTD Actual (Net Income/Loss)	7,809	2,444	12,429.00
MTD Budgeted (Net Income/Loss)	5,973	5,973	5,973.00
MTD Favorable/Unfavorable	\$1,836	(\$3,529)	\$6,456.00
YTD Actual (Net Income/Loss)	34,825	27,016	24,572.00
YTD Budgeted (Net Income/Loss)	23,892	17,919	11,946.00
YTD Favorable/Unfavorable	\$10,933	\$9,097	\$12,626.00

NOTE:

The delinquent assessment dues of \$ 225,298.75 included Commercial and Sub-association fees that had not yet been paid. As of 5/18/09 we've received payments for delinquent accounts in the amount of \$134,256.46

Total delinquent assessment fees as of 5/18/09 \$91,042.29