

Meeting Notes
Highland Creek Advisory Committee
November 17, 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:

Linda Carino, Vice President

Terri Edmiston, Secretary

Janet Sirhan, Treasurer

Jill Huse

Kelly St.Clair

Robert Valencia

Board members Jeff Bennett 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.

Mr. Buck welcomed the representatives who were elected in September, 2009 to serve as Voting or Alternate Voting Members for their respective Villages and attending their first Advisory Committee Meeting.

The minutes of the July 14, 2009 Advisory Committee Meeting were approved as written.

Janet Bennett, a member of the Security Committee, announced that a Neighborhood Watch Meeting has been scheduled for Monday, December 7, 2009 at 7:00 p.m. This meeting is open to all residents of the community. She also informed the group that the Concord Police Department has assigned a dedicated officer to serve Highland Creek and Moss Creek. She then introduced Captain Michael Greene and Sergeant Lyle Worth of the City of Concord Police Department. Captain Greene reported 41 personal alarm calls in the past two months; his officers had 121 traffic stops in this same period. He offered these basic security tips for the representatives to communicate:

- Keep garage doors closed
- Remove personal items from your vehicles
- Lock your vehicles
- Leave an exterior light on during the night

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

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

In 1992, Aurora Ormsby began the HC tradition of placing luminaries throughout the community; funds generated by selling luminary kits (12 candles and 12 bags) are given to the Spokes Group of the Salvation Army to provide new bicycles for needy children at Christmas. Joe Ormsby asked the representatives to get the word out about this fundraiser in their neighborhoods. Last year, HC residents lit up the community and provided funds for 8 bicycles. The 18th Annual HC Luminary Lighting and Annual Tree Lighting Event is scheduled for Friday, December 4, 2009 at the Sports Club.

Mr. Buck introduced Tim Sellers, counsel for the Association, and a highly respected authority in homeowner association law throughout North and South Carolina. Mr. Sellers was invited to the meeting to address some specific association related issues. Mr. Sellers addressed the group on the following topics:

1. Distribution of Board Meeting Minutes. He strongly encourages the review of corporate records as outlined in Article XVI of the NC Non-Profit Corporation Act. Minutes may contain sensitive information; blanket distribution of such information is a mistake and could potentially create a liability issue for the Association.
2. Impeachment of a Director. Any director elected by the Voting Members may be removed, with or without cause, by the vote of Voting Members holding a majority of the votes entitled to be cast for the election of such director. Any director whose removal is sought shall be given notice prior to any meeting called for that purpose.
3. Solicitation. Although there are "No Solicitation" signs at the entrances to the community, enforcement is questionable. There are limited judicial resources to fight solicitors. If a solicitor comes onto your private property, this person is trespassing. The property Owner decides how to handle this matter, not the Association.

Mr. Sellers opened the floor to questions from the representatives until 8:15 p.m.

Each Director on the Board is a liaison for a specific committee of the Association. The directors introduced themselves to the representatives, some of whom are newly elected, and stated the committee with which they work as follows:

Activities and Communication – Jill Huse
Community Affairs – Kelly St.Clair
Covenants – Linda Carino
Facilities – Rob Valencia and Jeff Bennett
Finance and Human Resources – Janet Sirhan
Landscape - Heather Casselberry

Pool – Terri Edmiston
Projects – Jeff Bennett
Security – Randy Buck

Janet Sirhan, Treasurer, reviewed the October 31, 2009 Finance Report (attached).

Jill Huse reviewed the upcoming activities which have been planned for the various age groups of the community by the Activity Coordinators and the Sports /Aquatics Director.

Members of the committee brought several concerns/questions before the Board. Some of these were (with answers added):

- Who owns the berm between parkway Oaks and Meadowmont? Meadowmont Homeowners Association
- What should a resident do to report a street light that is not working? Go to www.duke-energy.com to report the location of the light by street address. A member of the Landscape Committee also helps report street light outages, as does Hawthorne Management Company
- Are there rain sensors on the irrigation system? No. The system is operated through satellite communication.
- Who is responsible for erosion along Wren Creek? The Association owns a portion of the property along the creek; the HC golf course owns the remaining portion. The City of Charlotte Storm Water Department is responsible for erosion control. The Association will address this problem.

The next meeting of the Advisory Committee will be Tuesday, January 19, 2010 at the Sports Club at 6:30 p.m.

The meeting was adjourned at 8:30 p.m.

Respectfully submitted,
Dollye Walters
For the Association

HIGHLAND CREEK HOMEOWNERS ASSN.
ADVISORY MEETING REPORT
October 31, 2009

<u>REPORT NAME</u>	<u>10/31/2009</u>	<u>8/31/2009</u>	<u>6/30/2009</u>
<u>DELINQUENCY REPORT</u>			
Accounts Over \$350.00	89	78	62
Association Filed Liens	4	13	13
Legal Agreements	8	10	12
Payment Plans	4	2	5
Filed Bankruptcy	6	7	9
Foreclosures	21	18	24
Total assessment fees delinquent	131,311.31	66,272.89	48,831.28
Total fines/violations	12,979.00	13,111.00	11,486.00
Late Charges	<u>19,650.00</u>	<u>14,323.38</u>	<u>11,274.32</u>
Total amount delinquent	\$163,940.31	\$93,707.27	\$71,591.60

BANK STATEMENT

Cash - Checking, Fifth Third Bk	633,494.16	468,154.37	1,144,148.94
Cash - HCCA On Site	840.85	99.31	1,685.08
Cash - Reserves, Fifth Third Bk \$ Mkt	220,487.96	219,153.22	190,485.86
Total CD's (Reserves)	1,461,900.35	1,454,117.06	778,498.37
Total Assets	\$2,316,723.32	\$2,141,523.96	\$2,114,818.25

GENERAL LEDGER PROFIT & LOSS STATEMENT

	<u>Net Income (Loss)</u>	<u>Net Income (Loss)</u>	<u>Net Income (Loss)</u>
MTD Actual (Net Income/Loss)	191,489	(224,513)	(6,615)
MTD Budgeted (Net Income/Loss)	184,007	(132,501)	(34,414)
MTD Favorable/Unfavorable	\$7,482	(\$92,012)	\$27,799
YTD Actual (Net Income/Loss)	312,331	146,250	150,871
YTD Budgeted (Net Income/Loss)	367,199	191,077	175,612
YTD Favorable/Unfavorable	(\$54,868)	(\$44,827)	(\$24,741)





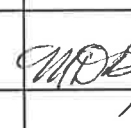
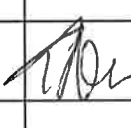
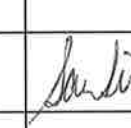
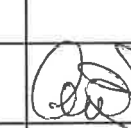
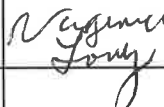
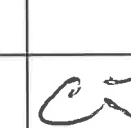
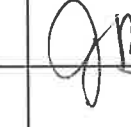
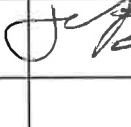
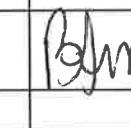
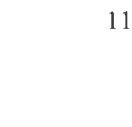
GENERAL LEDGER RESERVES STATEMENT

	<u>Net Income (Loss)</u>	<u>Net Income (Loss)</u>	<u>Net Income (Loss)</u>
MTD Actual (Net Income/Loss)	3,799	14,264	9,134
MTD Budgeted (Net Income/Loss)	5,973	5,973	5,973
MTD Favorable/Unfavorable	(\$2,174)	\$8,291	\$3,161
YTD Actual (Net Income/Loss)	97,563	88,627	57,300
YTD Budgeted (Net Income/Loss)	59,730	47,784	35,838
YTD Favorable/Unfavorable	\$37,833	\$40,843	\$21,462

HCCA Voting Member Sign-In

November 17, 2009

Village	Lots	Voting Member	Attended	Alternate	Attended
Bell's Mill	88	Rod Sherman		Patricia Hannum	<i>Patricia Hannum</i>
Briarcrest	69	Lisa Hines		Miley Akers, III	
Brookside	60				
Cambellton	41	Paul Blaufuss	<i>Paul Blaufuss</i>		
Cambridge Run	92	Trish Wagner		Joyce Cullen	<i>JC</i>
CrownVista/CrownVista Estates	181	Kay Atkinson	<i>Kay</i>		
Dominion Bluff	76	<i>Lisa Elmore</i>			<i>LE</i>
Dominion Crest	65				
Dominion Crossing	104	Heather Otolski	<i>Heather Otolski</i>	Cindy Lippard	<i>Cindy Lippard</i>
Dominion Glen	136	Laura Bridger	<i>LB</i>	Steven Bryant	
Dominion Green	87	Marguerite Edwards		David Taylor	
Dominion Grove	195	Brian Souders	<i>Brian Souders</i>	Dave Gable	
Dominion Hills	126	John Mervine	<i>John Mervine</i>	<i>SIOBHAN BEAGLEY</i>	
Dominion Pointe	52	Jennifer Munn			
Dominion Ridge	62	Stephanie Eckman	<i>SE</i>	Ed Price	
Dominion Trace	261	David Thorp		Ashly Oria	
Downfield Wood	129	Lynne Maurer	<i>Lynne Maurer</i>		
Faircroft	50	Kelly St. Clair	<i>Kelly St. Clair</i>		
Fairmeadows	59	Daniel Caruso		John Kilchenman	<i>John Kilchenman</i>
Glen Royal	27	Susan Lynch	<i>Susan Lynch</i>		

Graburn's Ford	31	Susan Nork		Uwen Equan	
Haddington	96	Diane Nielsen			
Harburn Forest	208	Tracy Maas			
Hartfield Downs	50	Greg Kimbro		Linda Sakaluk	
Hidden Meadow	129	Chris Pluck			
La Grande	82				
Laurel Run	51	Tanya Lovejoy-Capers			
Lynnewood	36				
Masters Hill	82	Matt Brewington		Dan Lafayette	
McChesney	115	Chris Hudson			
Montrose	104	Tony Alves			
Northridge	64	Michael Brown			
Parkway Oaks	39	Sara Sirhan		Virginia Lowry	
Prescott Place	23	Shawn Chenault			
Ravencrest North/South	88	Al Smith		Barbara Devenney	
Ridgefield	167	Kevin Shaw		Charles Lechner	
Springhurst	69	Charles Jacobs			
Timberglade	94	Janet Bennett			
Whistler's Chase	145	Sabine Guerrier		Cindy Trevisan	
Wingrove	40	Jason Sharpee			
Wingrove East	39	Kristine Atkinson			
Wren Creek	21	Brenda Millett			

Crosspointe	131	Tony Vanchieri	TU		
Dominion Village	60	Guy Eberhart	GE	Mary Deaton	MD
Falcon Ridge	232	Paul Williams	PW	Walt Nilsen	
The Glen	136	Terry Cason	TC	Claudia Edmiston	
Meadowmont	183	Kathy Ingram	KI	Gena Roncone	
Signature Ridge	42	Bryan Leitch	BL	Janelle Goodrich	
Signature Ridge T/H	50				
Total Recorded Lots	4,579				