

**Minutes**  
**Highland Creek Advisory Committee Meeting**  
**March 11, 2008**

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

Mr. Bennett recognized the Board members who were present:

Randy Buck, Vice-President

Nancy Semon, Secretary

Janet Sirhan, Treasurer

Terri Edmiston

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

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

The minutes of the January 15, 2008 Advisory Committee Meeting were approved as written.

**Committee Reports**

**Security**

Daniel Massey of Securitas Security Services and Chief Coordinator for HC informed the group of recent policy changes his company has adopted. He then opened the floor to questions from the representatives. Captain Michael Greene, Officer Trafton, and Sargeant Worth from the City of Concord Police Department also addressed the group regarding safety practices and the recent increase in residential robberies throughout the region. Captain Greene assured the group that he and Captain Jeff Miller of the Charlotte-Mecklenburg Police Department are in constant communication.

Pepper Bego, Neighborhood Program Manager for the City of Concord, also attended the meeting along with two of his liaisons, Joe Wilson and Lex Patterson. Mr. Wilson is the Director of Transportation for Concord and Mr. Patterson works in the transportation department. These two gentlemen coordinate non-emergency municipal issues between HC and Concord.

**Finance**

Ms. Sirhan reviewed the February 29, 2008, financial report for the Association (attached).

**Activities/Communication**

Terri Edmiston informed the representatives that the community garage sale is April 26, 2008; registration is April 10-12, 2008.

The Highland Creek website is now a public site; login and password are no longer required. In addition, the address book and message board have been removed from the site. Our new web site address is [www.highlandcreek.com](http://www.highlandcreek.com).

### **Pools**

Randy Buck briefly described the repairs that have been approved for completion prior to the 2008 pool season. The major repair is to upgrade the filtering system at the Sport Club pool.

Other points of interest are:

- Pools are open from mid-May until mid-September
- The Pool Committee needs two volunteers to serve as pool representatives
- The Pool Committee needs 3 to 5 village representatives to serve on a pool focus group
- The Pool Committee together with the pool management company will conduct a thorough inventory review of each pool prior to opening day.

A representative 's suggestion to increase the shaded areas at the pools was echoed by several others in the group.

### **Landscape**

The committee has decided to move forward with the spring flower plantings. The two wells should be installed and operational soon.

### **Human Resources**

Mr. Bennett announced that two Board members have resigned due to conflicts with professional out of town travel commitments. Replacements to complete the terms of Matt Ryan and David Wheaton will be appointed by the Board; both terms expire in September, 2008. The Board will first consider nominees from the 2007 slate of candidates to determine their interest in filling these two vacancies.

### **Facilities Committee**

Mr. Bennett solicited residents to serve on this committee. The committee oversees inspections, repairs and maintenance of the physical assets of the Association, such as the tennis courts, park equipment, clubhouses, restrooms, walking trails, parkway brick wall, park shelters, etc.

At present, the Christenbury Road traffic circle is owned by RheinMedall Interests. It is located in both Cabarrus and Mecklenburg Counties.

### **Community Affairs**

Mr. Bennett reminded the representatives of the Town Hall Meeting scheduled for Wednesday, March 12, 2008 at 6:30 p.m. to discuss the Wallace Farm permitting issue. He encouraged residents to attend.

### **New Business**

Several representatives requested a review/upgrade of the lighting infrastructure at the village entrances in Dominion Highland Creek.

Village representatives must obtain prior approval for reimbursement prior to submitting expenses associated with communication to their village residents.

The next meeting of the Advisory Committee will be Tuesday, May 13, 2008 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

HIGHLAND CREEK HOMEOWNERS ASSOCIATION  
MONTHLY FINANCIAL REPORT  
February 29, 2008

**REPORT NAME**

**BANK STATEMENT**

Cash - Checking, 1st Charter	982,624.48
Cash - Reserves, 1st Charter \$ Mkt	235,362.35
Total CD's	813,995.32
Working Capital, 1st Charter \$ Mkt	<u>114,991.41</u>
<b>TOTAL ASSETS</b>	<b>\$2,146,974</b>

**GENERAL LEDGER PROFIT & LOSS STATEMENT**

<b>MTD Favorable</b>	<b>\$10,911</b>
<b>YTD Favorable</b>	<b>\$72,706</b>

**GENERAL LEDGER RESERVES STATEMENT**

<b>MTD Favorable</b>	<b>\$5,836</b>
<b>YTD Favorable</b>	<b>\$10,706</b>

**Minutes**  
**Highland Creek Advisory Committee Meeting**  
**May 13, 2008**

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

Mr. Bennett recognized the Board members who were present:

Janet Sirhan, Treasurer

Linda Carino

Mr. Bennett then introduced the two residents who were recently appointed by the Board to fill two open positions on the Board:

Patricia Fletcher

Carol Valencia

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

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

The minutes of the March 11, 2008 Advisory Committee Meeting were approved as written.

Captain Michael Greene from the City of Concord Police Department spoke briefly to the group of representatives. He reported a slight decrease in crime over the past month. Once again, he emphasized the importance of keeping garage doors closed at all times.

Joel Gilland of Southern Holdings IV, LLC and Keith McVane, commercial architect, gave an informative presentation of plans to develop the 11 acres at the corner of Highland Creek Parkway and Eastfield Road. The proposed project, Highland Commons, will be an upscale, pedestrian friendly combination of commercial and residential space. The proposed plan will require approval of the rezoning petition which includes 112,000 sq feet of retail/office space. Proposed plans also include the installation of a traffic light at the intersection. Mr. Gilland shared design drawings and answered questions from the representatives.

A portion of Tract D-7 on which Signature Ridge Condominiums (52 units) is located has been sold to Calloway Homes for the construction of 51 townhomes. Due to product type differences, it will be necessary for the townhome section to create a separate sub-association from the existing condominium association. An amendment to the Declaration to recognize two neighborhoods, and therefore, two Voting Members from Tract D-7 will be considered by the Voting Members at a later date.

### **Community Affairs**

Tim McWhirter of Coastal Federal Credit Union reminded the group that Highland Creek property owners are members, and therefore owners, of this non-profit, financial institution.

Mr. Bennett encouraged representatives to attend the up coming Wallace Farm Waste Water Permit Public Hearing which will be held at Highland Creek Elementary on March 28, 2008 at 6:30 p.m... He expressed his frustration with the continuing operation of the Wallace Farm facility. The group endorsed using HCCA funds to 1) conduct an analysis of the runoff from Wallace Farm which filters down into ponds and streams in the HC community and 2) create and distribute a flyer to the HC residents to educate them on the operations of Wallace Farm and encourage attendance at the Public Hearing.

### **Finance**

Ms. Sirhan prepared and distributed an April 30, 2008 financial report (attached).

### **Activities/Communication**

The committee' report is attached.

### **Covenants**

Linda Carino distributed copies of the HC Harmonious Guidelines for review. These guidelines were drafted by the Covenants Committee as an overview of community's restrictive covenants most commonly referenced or violated by residents. The guidelines are not intended to serve as a substitute for the recorded documents.

### **Security**

Janet Bennett reported that the committee is researching the installation of additional camera surveillance in the community. The Crime Watch program is now active in 66% of the Villages and crime within HC is decreasing.

The committee has proposed the installation of an ID Card reader to gain access to the fitness room at the Sports Club.

### **Pools**

Mr. Bennett announced that pool expansion opportunities are being evaluated. The Board has approved installation of a major filter system upgrade for the Sports Club pool.

### **Facilities**

This committee is researching the following projects:

- Upgrade pool restrooms
- Purchase of additional fitness room equipment
- Upgrade of Prosperity Park clubhouse
- Expansion of parking areas

Representatives voiced concerns about lighting along Christenbury Road, speed on the collector roads and signage along the parkway.

The next meeting of the Advisory Committee will be Tuesday, July 15, 2008 at 6:30 p.m.  
at the Sports Club.

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

Respectfully submitted,  
Dollye Walters  
For the Association

**HIGHLAND CREEK HOMEOWNERS ASSOCIATION  
MONTHLY FINANCIAL REPORT  
April 30, 2008**

**REPORT NAME**

**BANK STATEMENT**

Cash - Checking, 1st Charter	1,210,717
Cash - HCCA On Site	9,303
Cash - Reserves, 1st Charter \$ Mkt	239,415
Total CD's	813,995
Working Capital, 1st Charter \$ Mkt	<u>116,715</u>
<b>TOTAL ASSETS</b>	<b>\$2,390,147</b>

**GENERAL LEDGER PROFIT & LOSS STATEMENT**

<b>MTD Favorable</b>	<b>\$32,428</b>
<b>YTD Favorable</b>	<b>\$170,541</b>

**GENERAL LEDGER RESERVES STATEMENT**

<b>MTD Favorable</b>	<b>(\$13,654)</b>
<b>YTD Favorable</b>	<b>(\$3,699)</b>

## Activities and Communications Committee Report

### **Clean Sweep**

All items were sorted and given to the responsible entity. Minor maintenance issues were handled by Hawthorne Management. Many issues related to landscaping within the new sections of Dominion were referred to Rhein. Most of the concerns presented were related to landscaping and have been given to the landscaping committee; as they work with ABM Landscaping and prioritize projects for the community, you should see the items gradually being taken care of. If there is a specific item you presented for which you would like more detailed feedback, please contact me at [jtedmiston@carolina.rr.com](mailto:jtedmiston@carolina.rr.com).

### **Garage Sale**

After much feedback from residents, several new ideas were considered. Two seem to be viable alternatives. The activities staff is working on the logistics and costs for each and will determine which one to try for the Fall sale. Space for additional residents to participate in each sale is the issue. Using only the elementary school allows approximately 125 spaces. The first alternative is to hold the sale in its current format within Highland Creek, but utilize parking lots at most of the neighborhood parks in addition to the school. This will create approximately 300 spaces. The second option is to move the sale to one of the large parking lots outside Lowe's Motor Speedway. Preliminary information indicates this would allow 400 spaces. Information will follow soon as to which venue will be used for the Fall sale.

### **Movies in the Park**

May 9 movie was rained out; will try to reschedule for September.  
The Bee Movie will be shown on June 21 at Prosperity Park..

**Cinco de Mayo** cancelled due to lack of interest; will not try this event again.

### **Football 101 for Women**

This new event will be held August 2 at the Sports Club. Women who would like to better understand the rules of football can attend a fun and informative workshop taught by Ethan Horton. Appetizers and door prizes will be included. Look for additional information in the next newsletter.

### **Summer Camps**

Most camps are filling quickly; if you intend to register your child for one of the summer camps on Highland Creek, please do so soon.

### **Safe Sitter Course**

The May course is full. Another will be held in the fall.

### **Concert in the Park**

May 31 at 6:00 PM at Prosperity Park.. Music will be provided by the Charlotte Concert Band. Bring lawn chairs, picnics baskets, and drinks and sit back to enjoy the show!

**Adult Bingo Night**

June 6<sup>th</sup> from 7:00 – 9:00 PM at the Player's Grille. First come first served basis for seats. Ages 21 and up, \$1 per card. No registration required.

Remember to bring your Highland Creek ID cards with you to all neighborhood activities and when utilizing the parks and pools. ID cards are made at the Sports Center. Cards for new residents are no charge; replacements for lost cards are \$5. ID Cards are made Monday- Wednesday from 10AM to 8PM and Thursday – Saturday from 10AM to 4PM.