

Meeting Minutes  
Providence Arbours HOA Annual Meeting  
December 3, 2020

Note: Due to the pandemic created by COVID-19 the meeting was held remotely via ZOOM.

Board attendees  
David Miller, President  
Maureen Furr, Vice President  
Mara Healy, Secretary  
David Enav, Treasurer

Agenda - refer to attached slide presentation

Open actions from meeting

1. The holiday decoration team had requested that the board add to the 2021 budget funding to support the purchase of holiday decorations during the 2021 holiday season. The president asked that they provide a dollar value that would support the need.
2. The social committee asked for \$250 be included in the 2021 budget.
3. A request was made for the board to request the owner of the Family Care Center to add a vegetation screen or similar barrier between the ADA ramp in the back yard and the adjacent neighbor property line. The board agreed to pursue this.

# **Providence Arbours HOA Annual Meeting**

**Via ZOOM**

**December 3, 2020**

# AGENDA

- Welcome and Introduction of HOA Board members
  - Dave Miller
  - Maureen Furr
  - Mara Healy
  - Dave Enav
- Financials
- Community Updates
  - Awareness
  - Looking Ahead
  - Family Care Home
- Questions

## Providence Arbours

### Income and Expense Comparative Statement

From : 10/01/2020 to 10/31/2020

	October 2020		January to October	
	Actual	Budget	Actual	Budget
<b>REVENUES</b>				
Condo Fees		2,942	43,236	29,420
Interests received of bank account			5	5
NSF Fees			25	25
<b>Total Revenues</b>	<b>0</b>	<b>2,942</b>	<b>43,266</b>	<b>29,420</b>
				<b>13,846</b>
<b>EXPENSES</b>				
Pest Control			132	(132)
Landscaping	985	(419)	10,878	5,670
Landscaping Flowers		83	1,225	830
Landscaping Mulch/Pine Needles		167	4,770	1,670
Insurance		123	1,570	1,230
Social	160	17	160	170
Electricity	290	175	1,476	1,750
Postage & Delivery		50		500
Administrator fees	26	35	639	350
Reserves		479		4,790
Common Area Maintenance	8	292	288	2,920
Utilities: Water/Sewer	628	250	6,975	2,500
Managment Fee	647	600	6,471	6,000
Accounting Fees / Taxes		22	340	220
Legal Expenses		83	980	830
<b>Total Expenses</b>	<b>2,744</b>	<b>2,943</b>	<b>35,904</b>	<b>29,430</b>
				<b>(6,474)</b>
<b>Net Income</b>	<b>(2,744)</b>	<b>(1)</b>	<b>7,362</b>	<b>(10)</b>
				<b>(7,372)</b>

# 2021 Budget

<u>Revenues</u>	
General Assessments	\$45,175.00
Total Revenue	\$45,175.00
<u>Expenses</u>	
Landscaping	\$11,820.00
Landscaping Flowers	\$2,450.00
Landscaping Mulch / Pine Needles	\$1,500.00
Pest Control	\$264.00
Insurance	\$1,600.00
Social	\$200.00
Electricity	\$2,300.00
Postage & Delivery	\$400.00
Administrator Fees	\$1,000.00
Common Area Maintenance	\$3,000.00
Utilities : Water / Sewer	\$3,000.00
Management Fees	\$7,959.72
Accounting Fees / Taxes	\$340.00
Legal Expenses	\$500.00
Reserves	\$8,841.28
Total Expense	\$45,175.00
<u>Net Income</u>	\$0.00

# Awareness and Updates

- Annual Dues
  - 2021 Dues will increase from \$311.05 to \$325.00 (4.5% increase). Goal is to maintain our reserve fund while working to improve community.
- Architectural Review Committee
  - Committee that has been efficient in responding to requests (Dave Miller, Bob Williams, Tyler Campbell, Phil Furr & Chris Healy)
  - Covenants require ARC approval prior to starting modifications.
- Social Committee
  - Sarah Campbell, Ellen Sessions and Angie Harris are re-establishing the committee. Please provide support to their efforts.
- Park has received ongoing upkeep including sprinkler repairs, tree trimming, new mulch and Mosquito control. Thank you to Mara Healy for leading these efforts.
- Holiday decorations.
  - Thank you very much to Renee Miller, George Miller and Salome Vance.

# Looking Ahead

- Continue to maintain park to a high standard
- Getting quotes to repairing crosswalk along Providence Arbours Dr at Mckee Road
- Get quotes to repair entry lighting
- Draft guidelines to support certain ARC requests
- Begin process to evaluate revision to covenants
- Support Social Committee initiatives

# **Family Care Home**

## **Cedar Management - Don Everhart**

- The HOA Board has addressed community concerns with the home owner, and HOA attorney has been providing ongoing guidance
- A legal review determined the homeowner is not in violation according to NC state statutes that supersede HOA governing documents
- The homeowner is held to the same standard as others with Providence Arbours. The State does not stop them from following the HOA rules and restrictions, all ARC guidelines apply.
- As of January 1, 2021 this home is protected under GS\_160D-907



# Questions

# **Closing**

**Thanks to all that have provided support to the HOA Board and  
the overall community**