

Meeting Minutes  
Providence HOA Board  
Location: Maureen Furr House

June 16, 2021

Attendees: D. Miller, D. Enav, Maureen Furr, & Tim Arkfeld

Update from Cedar Mgmt: They have updated the Web Portal to a new system that will provide more access to Board members as well as improved information access to homeowners. D. Miller encouraged all board members to log on and try the new system. The understanding is that it is called VINE.

1. April Financial report

The status of expenditure per the report was found satisfactory. There are still a number of residents that have not paid the 2021 HOA Dues. We agreed to have Cedar Mgmt sent a 15 day demand letter to these homeowners.

As noted, the new VINE system will provide board members real time information. The new system will allow the board to see status without having to rely exclusively on our property manager (Don) to get information.

2. Review Cedar Mgmt violations report

Tim as lead presented his distillation of the recent report. He provided recommendations for Notice of Violation. It was agreed to send the violations per discussion.

It is noted that independent of Cedar, Tim is keeping a running spread sheet of items he has noted in the neighborhood and those we have requested violation letters.

3. Open issue in regard to past violations

The open violations were discussed including acknowledgment of receipt today of a response to our attorney from the home owners attorney. At this time we need to review the response and likely will again seek support from our attorney to respond. It was discussed that if a hearing is needed where we would have the hearing. The potential need for a location is TBD.

4. Status of pavers at crosswalk

The contractor has completed installation of the crosswalk pavers at the entrance at McKee Road and Providence Arbours Dr. However, it was agreed that he would install a sleeve under that pavers to facilitate running a new electrical cable to the center median. The contractor did not do this as agreed. The board decided to withhold money from his final payment pending resolution. There are two most likely solutions. The electrician that will fix the lights will locate the existing cable and if functional, will use this to re-establish power to the median. Second possibility is to utilize a contractor that can perform horizontal boring to run a new cable. Other options may exist but at this time we are awaiting the outcome of the electricians efforts when he begins June 24. Dave E has the lead.

5. Status of electrical work at entry

Johnathon Brown Electric LLC. Has been hired with a start date of June 24. Primary scope is to replace 3 lights on each side of Providence Arbours drive with new units, confirm function or replace timers, trouble shoot the lack of power at the center median. Dave M did pick up the replacement lights from Lee Lighting and has the lead.

6. Social committee reports a successful 3rd food truck night. At this time there are no scheduled activities but they are looking into additional activities. A decision made is not to charge the food trucks but to use these activities as community socializing and bonding.

7. Dave E noted the Park mulch may need attention. D. Miller agreed to contact Cedar to acquire a quote from landscaper for mulch replenishment. Also, of the 3 lights in the park, 2 are not lighting. D. Miller will follow up with Cedar, Duke Energy and if necessary Johnathan Brown Electricians to resolve.

8. Asphalt repairs along Providence Arbours Drive are still pending. The city has indicated they have an open work order. At this time it is not clear when they will begin work.

Next meeting is planned for August 18 at Tim's house.