

Holly Hills Farm HOA meeting August 7, 2023

1. Call to order at 7:37 pm. Amy Madsen's home (9316 Percy Ct)

Attendance:

Board Members:

Amy Madsen
Bruce Hensley
Lauren Stewart
Viet Le
Brett Stern
Karen Spiegler

Tiffany Macomson – KodaVantage Properties

2. Treasurer Report – Amy Madsen/ Tiffany Macomson – Report Approved

- Receipt reimbursement form is available on the website

3. Secretary Report – Karen Spiegler -

- Approval of April annual meeting minutes – Karen to post on NextDoor
- Going to add meeting minutes to website – Send history to Tiffany as of Aug of 2022

4. Vice President Report – Lauren - No Report

5. President Report – Bruce Hensley – No report

6. Parliamentarian – Brett Stern –

- Discussion of the need to explore an increase in 2024 HOA dues pursuant to our CCR Article V, Section 3 (a) to help cover increased HOA costs. Increase allowed up to the CPI % of last 12 months for all US cities. Tiffany Macomson has information re this.
- Need to communicate any increase by November because dues are January - December
- Will discuss during October meeting

7. Committee Reports as follows:

A. Maintenance – Tom Bowers, chair

- Still pursuing mailbox, lawn, and pressure washing initiatives.

B. Architectural – Rob Dayton, chair

- Backyard aluminum fence request was approved for 9118 Holly Hill Farm Rd.

C. Social – Lauren Stewart, chair

- Social gathering slated for Saturday, September 9, 2023, 4:30-7:30 PM, HHF Rd. Cul-de-sac. Social committee is meeting in August to finalize the details

D. Nomination – Lauren, Viet Le, chairs

- Current activity and robust dialogue may help recruiting?

8. Unfinished and General Business

- Several HOA members have pressure washed their driveways and/or sidewalks. More may happen.
- To date 20 HHF mailboxes have been refurbished. More may happen.
- Use of HOA list – private, inaccurate please do not share.

- CCR proposed amendment restricting rentals update.

The rental restrictions topic arose in early June when an HOA member inquired of an HOA board member about rules in the CCR regarding short-term rentals in HHF, i.e., Airbnb, Vrbo, etc.

After researching the CCR and confirming there was nothing that specifically addresses short- or long-term rentals, the board consulted its HOA attorney, Mike Hunter, to glean more on the subject and get his input and advice. Due to behavior and maintenance issues often stemming from short-term rentals; maintenance issues with long-term rentals held by absentee owners; the proliferation of corporate investors buying up residential properties across Mecklenburg County; and the foregoing situations' potential negative effect on property values, he recommended the HOA pursue an amendment that would seek to mitigate these issues going forward.

The HHF board then voted unanimously via email to go forward with a proposed amendment that would restrict rentals and help preserve the value and safety of our neighborhood.

First Step - Plan to send a survey to the individuals that have not responded or responded with a no to ask for requested changes.

If consensus cannot be reached, then proceed with a town hall with attorney at Raintree.

- Maple trees on lower Fairchild Lane have been mulched and had their annual root fertilization injection.
- Viet Le looked into rubber speed bumps to see if we want to add one at the top of our neighborhood. It would cost between \$150-\$300 not including installation.

9. Additional Announcements – Scott and Jan Morris have bought and moved into the former Polite home at 9114 Holly Hill Farm Road.

10. Next Meeting – October 11, 2023 7:30 – Viet Le - 9213 Fairchild Ln

11. Adjournment –8:47 PM

Minutes submitted by: Karen Spiegler

Approved by: via email on 8/11/23