

**Mission Hills**  
**Home Owners Association Minutes**  
**November 13, 2008**

The meeting of the Mission Hills Home Owners Association was held on November 13, 2008 at the Park Building at the Village Park. The meeting was called to order by President Kia Johnson at 7:00 pm. The meeting open with the introduction of the Home Owners Association officers, and their office officers for which they are available. President Johnson provided copies of the By-laws and Covenants for Mission Hills for everyone to review. Continuing with the business at hand, President Johnson advised everyone that we need to elect a Board of Directors which can be composed of six (6) members, but she would like see ten (10) if possible . Those who volunteered to serve on the Board of Directors, are as follows: Andi Trenkamp, Tonya Waroff, Patti Morrison, Christa Guerlley, Rodney Harrison, Jacqueline Reynolds, Megan Easter, and Debbie J. Wright. President Johnson advised those who volunteered to serve on the Board of Directors, will need to meet within the next few weeks with the officers ,to discuss their respectful duties for the next year. The budget for the HOA was then presented to the home owners. For the remaining of 2008, the budget is as follows:

Revenue: 172 homes x \$15.00 prorated dues per home=	\$2, 580.00
Taxes for 2008	\$2,473.74
P.O. Box Rental	\$ 42.00
Postage (estimate)	\$84.00-\$126.00
Office Supplies	\$ 55.00
Facility Rental	\$ 135.00

For 2009, here is the projected budget:

Revenue : 172 homes x \$60.00 per home =	\$10, 320.00
Taxes for 2009 (estimate)	\$ 2,473.74
Landscaper (estimate)	\$ 6,600.00
P.O Box	\$ 42.00
Postage (estimate)	\$84.00 - \$126.00

Office Supplies (estimate)	\$50.00
Facility Rental (estimate)	<u>\$135.00</u>
Total	\$9,426.74
Balance (credit balance)	\$ 893.26

President Johnson informed everyone, our main concern and goal is to make sure that our 2008 taxes are paid at this time.

Our next discussion was on the two (2) entrances into Mission Hills. President Johnson informed the homeowners, that the entrance's, which are separated by the sidewalks, are owned by the City of Kannapolis. We moved on to the subject of contracting a Landscaper. The best bid that we have received so far is \$550 a month. We are looking at a yearly contract to get this quote. President Johnson explain that the services would include, but not limited to, replacing straw, maintaining the grounds, they would come out more frequently in the summer than the fall/winter months, make sure to blow the grass away in a decent manner, and to make sure the ditches will be include since they are part of the common areas. It was suggested to make sure we have the option to opt out if we do not feel satisfied and if we need to give a 30 day notice before cancelling our service. President Johnson informed we will have that option to opt out and will check on what type of time frame we will need to provide. At this time, a contract has not been signed. Several home owners have been taking care of the common areas for us for the past few months, which President Johnson thanked everyone on behalf of the Home Owners Association.

The question was asked if we were looking at obtaining a management company to handle our monetary affairs. President Johnson stated at this time we are unable to obtain a management company, but can look at the option again in the future. It was asked if everyone was willing to pay \$3.00 more per month to obtain a management company. President Johnson explained that there is a process in place in order for the dues to be raised, which we have to start out at 5% first. The same would be for retaining a lawyer for the HOA. President Johnson will speak with an attorney on our concerns, with the interest of obtaining them to handle the HOA concerns. President Johnson state, we are just trying to get things started and handle those things that are facing the HOA at this time. The HOA is required to have at least one (1) meeting a year, which we should look at having around November of next year to elect new officers, and make whatever changes we can within the guidelines if needed.

President Johnson moved on to advise everyone that we have setup the HOA account with Wachovia. We went with Wachovia, because they had no fees and it was easy to setup the

account as a non-profit organization. We are entitled to 50 transactions a month and the representative stated if we go over the 50, he will work with us so that we will not be charged. We are waiting on the checks to come in, which require two( 2) signatures. Liberty Homes gave us \$1500.00 which has been deposited and \$675.00 was deposited today for dues. The question was asked, why should we have to pay dues now, since Liberty Homes just turned over the HOA to us. President Johnson stated that has been her argument for the past few months. Unfortunately, they did and now we just need to move forward. The question was asked, how could they set up the HOA and we did not have enough homeowners to attend the meetings last year. President Johnson stated that the HOA actually started in 2001 when the developed was

formulated. Although Liberty Homes did try to start it last year, they had the right to set it up and turn it over to the residents, because each meeting completed a quorum which was all they needed to turn it over to the residents. It was then stated that “The North Carolina Statue states that if 80% of the homeowners vote to admonish the HOA, we can”. President Johnson stated that we cannot amend the covenant and/or by-laws for 25 years.

President Johnson was asked could the homeowners have the say so on issues that were done before the HOA was finalized, which her reply was that we will take each situation case by case. The question was then asked, “what if you did not receive a copy of the covenant when you purchased your home”? President Johnson, replied that a copy of the covenant was attached to the deed which are recorded in the court house. President Johnson stated that the HOA is not looking for everyone to just change things over night, but is encouraging everyone to just come as close as possible to the regulations. All that we are looking for is to make things better.

The floor was open for Question/Answer period on various concerns of the By-laws and Covenants of the homeowners. They are as follows:

**Question:** What do we have in place in someone does not pay their dues?

**Answer:** The recourse would be to charge an 8% late fee;

**Question:** For issues and concerns such as fences, will they be grandfathered in since place before HOA was in place?

**Answer:** President Johnson will check with attorney by next week on what can be grandfathered in.

**Question:** With concerns about the speed limit in the neighbor, can we add speed bumps in the neighborhood?

**Answer:** President Johnson stated we need more traffic in order to put in speed bumps?  
We can start a petition for everyone to sign to have the speed limit lowered in our community.

**Question:** What about the loud noise/music early in the morning?

**Answer:** Unfortunately, this is a concern you will need to contact the local law enforcement to assist with.

**Question:** Can we change the due date for the HOA dues?

**Answer:** You can pay all year long, but if you need special arrangements, please contact the officers to assure we can find a way to work with everyone.

**Questions:** When looking for a landscaper, will they be contracted to cut the foreclosure home yards as well?

**Answer:** That would be considered trespassing, but the city can cut the grass once it is 18 inches high.

It was suggested that we look into getting signs possibly from the City of Kannapolis, to place at the entrances of the community. Signs to include, but not limited to include: No loitering, children at play, just for an example. The city may be more response now that we have a HOA in place. It was suggested that we invite someone from the planning committee or zoning committee to our next meeting to inform the HOA what can/cannot be done. In the meantime, if anyone has any concerns or questions, please provide the person(s) involved and she will send a letter stating they are out of compliance.

President Johnson closed the meeting, thanking everyone for attending tonight's meeting , and ask everyone's patience as she works eagerly to address everyone's concerns.

Meeting adjourned at 8:30 pm by President Kia Johnson.

Humbly Submitted,

Cheryl Anderson

Home Owners Association Secretary