

**Yachtsman Home Owners Association 2**  
**Board of Directors**  
**Meeting Agenda**  
**January 16, 2020**

1. Call to Order at: 6:00 p.m.
2. Introduction of Board Members
  - a. Jim Trautwein
  - b. Cindy Sweasey
  - c. Mike Roland
  - d. Brittny Kaltenbach
  - e. Ron Aldridge (not present)
3. Review 2019 meeting minutes
4. 2019 meeting minutes approved
  - a. No oppositions
5. 2020 Budget review and approval as presented
  - a. No oppositions
  - b. Financial position of HOA 2 remains strong
    - i. Placed \$300,000 into a higher yield money market account. 2% vs 0.15%.
    - ii. Receivables are strong. Overdue amounts are very low compared to other communities, according to Property Management.
    - iii. We continue to build cash and reserves. HOA 2 spends less than we collect, even with the major projects of the past few years and planned for 2020.
      1. Discuss cash flow and budgeting concerns at JUC from which all common area expenses are paid.
      2. We have been able to cover the HOA 2 portion of major projects with cash on-hand versus special assessment.
    - iv. No increase to HOA 2 dues is anticipated.
6. 2019 Accomplishments of HOA
  - a. Completed trimming the overgrown trees (continued from 2018).
  - b. Selected pressure washing of buildings, entry decks, mailboxes and retaining walls
  - c. Patched numerous potholes - trying to extend life of roads/parking lot as long as we can.
  - d. Had buoys installed around the marina and beach - took over a year of petitioning.
    - i. Discussion of movement of our buoy.
  - e. Several refurbishments at the clubhouse (resurfaced ceiling, painting, new doors to clubhouse).
  - f. Resurfaced the pool and pool deck after the season ended.
  - g. Assigned and marked parking spaces following rule change in late 2018.
  - h. Completed repairs to the marina including new floats and replacing worn/damaged planking.

- i. Refreshed the beach a few times.
  - j. Created Social Committee which planned and hosted several successful events.
  - k. Cleaned up after several violent storms that downed trees and damaged buildings.
  - l. Numerous repairs to individual units and buildings, which is routine.
  - m. Removed several bats from attics. Bats are an endangered species that must be professionally removed.
  - n. Property values and demand continue to grow. Many listings have been for only a few days and unprecedented prices have been paid throughout the community.
  - o. We had record turnover in 2019 with ~ 15% of the community changing out. We've seen some long-term neighbors leave and welcomed many new ones.
  - p. Planned and impromptu events are well attended. 100+ at pool parties, 50+ at Panthers season opener. Thanks to DJ Rich for entertaining at several events.
  - q. Carolina Water won a request to increase water rates due to rising costs and need to fund infrastructure improvements. Thanks again to Kathy Baker, Tom Moody and others who opposed this on behalf of the community.
7. Review of Rule Changes, summary review
- a. Discuss satellite dish placement.
  - b. Discuss who is responsible for disposal of dog bags with waste.
8. 2020 Goals and Priorities
- a. Planned for 2020:
    - i. Replace short retaining walls at buildings around the upper and middle ponds.
    - ii. Major repairs to Building 12 to repair water damage.
    - iii. Review of other Buildings for potential water damage.
    - iv. Maintain landscaping - no significant tree trimming is anticipated although some trees behind the pool may be replaced / restored.
      - 1. Discuss tree on beach with dead branch.
      - 2. Discuss preventative landscape to catch debris from up by tennis courts.
    - v. Repairs to front entry decks to enhance safety and longevity of the decks (inspected in late 2019).
  - b. Ongoing Challenges:
    - i. Improper materials dropped off in or around the dumpsters - some from outside of the community.
    - ii. Speeding, suspicious and/or dangerously driven cars.
    - iii. Some thefts reported from cars, entry decks and marina.
    - iv. Pet waste not picked up and pets allowed to run free.
    - v. Issues with response time for maintenance requests. We're qualifying additional contractors to be more responsive.
    - vi. Utility expense and utility quality. Water quality generally considered poor. Water expense going up. Cable/Internet service is inconsistent but new infrastructure being installed.
9. Nomination and Election of Board Members
- a. 2 open spots; 2 candidates (Brittany Kaltenbach and Cindy Sweasey).

- b. Approved, Brittany Kaltenbach and Cindy Sweasey reelected to board for 3 years.
10. Open Discussion
- a. Concerns with price/performance of Apex – wants to explore/negotiate with other vendors.
    - i. Concerns with fire ants. Don will discuss with landscape vendor.
  - b. General exterior maintenance amount on 2020 budget.
  - c. Replacement of siding on buildings.
  - d. Discuss possibility of adding a dog park.
  - e. Discuss Canadian geese prevention.
    - i. Explore options.
  - f. Speed of people going through entrance of community.
    - i. Consider third speedbump at entrance.
  - g. Paving entire blacktop, getting quotes.
    - i. See if the bigger truck companies would contribute.
    - ii. Look into weight capacity of new blacktop.
  - h. Discuss who is responsible for storm drains.
    - i. Looking into placing drain by curve so rain water can drain into lower pond.
  - i. When there are larger decisions to be made a special meeting will be held.
  - j. Safety in the neighborhood.
11. Adjourn: 7:26 p.m.