**Providence Hills Community Meeting Minutes**

**February 24th, 2019**

The Providence Hills Board Community Meeting Session convened at 7:00pm, Sunday, February 24th. The meeting was attended by board members: Shannon Curtis, Bob Armet, Rick Gemereth, Patrick Godwin and Andy Grindstaff and Mickey of BAM. The following agenda items were discussed:

**Board Election Results**

* Community members in attendance requested election results / vote count.
* There was confusion around the idea that 2/3rds votes were required in order to elect board members. We confirmed with our covenants that this is not the case, although not clearly spelled out.
* We discussed moving to a digital voting process in future elections, along with paper ballots. Paper ballots would be more tightly tracked to avoid duplicate voting.
* In general, per community members’ request, we will review convents and bylaws to ensure we are adhering to the documents.
* Rick explained that our overall objective is to keep the value of our properties as high as possible.

**Budget / Financial Update**

The financials for 2018 ended as expected with a net operating loss of $868.61 for the year.

* It was explained that overall we determine budget primarily based on last year’s budget with the intent to not increase dues.
* Management fees have increased because we have asked the management company to do more in 2019.
* Some bank charges are credited back to us (caused by moving money out of money market). Other ancillary charges will be revisited with the bank (Mickey).
* Any budget overages come out of money market verses charging additional assessments. Generally, our annual expenses are a net zero. No immediate concerns about reserve.
* Community members asked that we re-research what is the clubhouse’s highest source of energy costs. All lights have been replaced with LEDs and our HVAC vendor is a PH resident. Mickey will also look into the status of our application for the energy efficiency credit.
* We evaluate vendor contracts annually, unless necessity dictates otherwise.
* We are required to have a landline in the clubhouse, hence the cost. It is not an option to bundle Internet because we are seen as a business.
* Website costs have been decreased to $20 monthly.
* Costs for sidewalk lights were questioned. Rick discussed what type of lights we are looking into and that no decisions have been made. We are still in the information gathering / design stage. Clubhouse floodlights are not an option because it will be intrusive to neighbors near the clubhouse.
* Landscape costs were discussed. 3 bids were taken last year. There is a significant amount of work to be done, i.e., entrances, trashcans, parking lots, etc. (We will ensure landscapers are emptying trashcan near playground regularly.)
* Differences for charges for “Irrigation” and “Water at the Entrance”.
* The board was asked about charging for events to avoid excess / wasted money. Amy Gemereth provided information about our 2 large annual events, the requirement to rsvp, the lack of leftovers, etc.

**Dues Agenda Item**

We currently have 1 lien in place and 4 more are going on lien. If community members do not pay dues, we continue to seek the money owed. To date, we have never had to foreclose on a property.

**2019 Project Review**

Pool Shade: We are looking into movable options, meaning poles would be grounded but sails would be moveable. The current deadline is April.

Sidewalk Lights: See above under Budget.

**Social Media Communications**

A Social Media Committee will be created with the intent to effectively utilize social media to keep current community members informed and to entice new buyers.

Website: Simplified, less expensive site that no longer requires credentials.

Facebook: We will move to a community page verses a personal page.

Nextdoor: We will utilize a Social Media Committee to establish a PH limited user neighborhood section.

Instagram: The Social Media Committee will be linked up to Facebook page.

Email: Going forward, we will utilize Mailchimp, a more secure method. We may also use this platform for voting purposes down the road.

**Pool**

Member asked about having a pool padlock and “swim at your own risk” system during weekdays to cut back on pool management / lifeguard costs. It was explained that it would be difficult to find a pool company that would service our pool on weekends only. There would also be liability insurance policy ramifications, as the pool management company currently owns the policy. We will research options. The pool management company’s cost increase was a standard annual increase.

The pool is slated to open and closes pursuant to our normal schedule. We will know more about the cost assessment once the cover has been removed. Deck is up for maintenance and we asked for suggestions. Installing a French Drain should fix the current drainage issue. We will try to time any deck repairs with shade installation. Overall feedback was that the lifeguard staff and overall pool management was well liked this past summer.

Pool rules were discussed and we will verify that electronic cigarettes are included on signage. We will also verify that showers are in working condition.

**Committees**

The community asked if additional subcommittees could be created to increase participation and to improve overall communication. The following committees were discussed: Board Advisory Committee, Social Media Committee, Adult ONLY Social Committee, and Pool Committee (Paula & Sharon volunteered). Mini Board Meeting updates can go hand-in-hand with adult socials, however, all monthly board meetings are partially open to all community members if an issue / topic is submitted in advance.

Amy Gemereth provided an Adult Social Committee update with event dates. Cindy provided a Children’s Committee update with event dates. She will purchase “Children At Play” signage to display during events. She will also advertise the Committee’s meeting times for neighbors who would like to attend. If in attendance, we will set aside time during the monthly board meetings for any committee updates.

It was requested that we create a calendar of events that lists all committee meetings, board meetings, and clubhouse availability.

**Open Discussion**

* Can the newsletter be revived? Linda Graham volunteered and at some point we will assist with setting this up via Mailchimp.
* We do not currently have a formal 5/10/15 year plan, however, we are open to suggestions as to what kind of neighborhood enhancements can be made.
* Fencing regulations were discussed because of new construction. Covenants would need to be amended to include certain types of privacy fencing. (Shannon will verify that approved fencing pictures are available on the website.)
* Union County Sherriff should be called for playground parking lot suspicious activity and Mecklenburg County should be called for adjacent parking lot.
* Tennis lights are on a timer and a switch.
* We will install a garbage can in the second parking lot.
* We will need a “Holiday Decorations Committee / Team” for 2019. This may involve looking into an outside third party to manage decorations.
* Should there be a quarterly board meeting? It was changed to biannually because of attendance issues. Community members can attend, observe and listen to any monthly board meetings until the Executive session portion.

Upcoming Dates: The next Board Executive Session will be held Match 27th at 7pm.

The Board adjourned at 9:05pm.

Meeting minutes submitted by Shannon Curtis, Board Secretary.