**Providence Hills Community Association**

**Semiannual Community Meeting Minutes**

**January 26, 2025**

**Meeting Location:** Clubhouse (2663 Providence Hills Drive)

**Participants:**

Present: Taryn Burns, Andrew McDermott, Mark McKain, Mujeeb Shah-Khan

Absent: Jose Diaz

Guests: Jaime Williams and Shannon Wagner (Bumgardner Association Management), 32 residents

**Board Meeting – Open Session**

1. **Call to Order**

The meeting was called to order at 1:15 p.m. by Mujeeb Shah-Khan.

1. **Roll Call**
   1. All members were present except for Jose (present via Zoom).
2. **Reading and Approval of Minutes**
   1. The December meeting minutes were approved and posted to the website for community access.
3. **Reports of Officers**
   1. **President (Jose Diaz)**
      * Not present.
   2. **First Vice President (Mujeeb Shah-Khan)**
      * Emphasized the need for meeting decorum:
        1. Sidebar conversations should be held outside the meeting room.
        2. Questions are to be addressed during the Open Forum or when a motion is open for a vote.
   3. **Second Vice President (Taryn Burns)**
      * No update.
   4. **Treasurer (Mark McKain)**
      * No update.
   5. **Secretary (Andrew McDermott)**
      * Website has been updated with new policy for no overnight parking on our community parking lots.
      * Calendar has been updated with 2025 meeting and event dates.
      * Charlotte Department of Transportation is scheduled to install speed bumps near 2910 and 3220 Providence Hills Drive this week; this is not an HOA initiative.
4. **Reports of Committees**
   1. **Adult Social Committee (Sharon McGowan)**
      * Adult yoga is ongoing at the Clubhouse on Thursdays at 6:30 pm; great turnout so far.
      * Other events for this spring will be scheduled soon, but are not yet scheduled.
   2. **Architectural Review Committee (Taryn Burns)**
      * Received 0 requests this month.
   3. **Children’s Social Committee (Katie McDermott and Shannon Vo)**
      * Planned 2025 events –
        1. Spring event, April 19 at 11am
        2. Halloween festival, October 25 at 4 pm
        3. Holiday party, December 13 at 6 pm
   4. **Community Social Committee (Amy Gemereth)**
      * Next event: Pool opening party (TBD).
      * Same events are being planned for this year.
   5. **Holiday Decorations (Liz Thomas)**
      * Everyday wreaths will remain on the clubhouse door through the spring.
      * Volunteers have made everything so much better. In the third week of May, we are getting set up for Memorial Day and need volunteers.

**Landscape Committee (Liz Thomas)**

* + - Dead trees have been removed from the neighborhood.
    - Taken care of a few leaks; looking for community to provide notification.
  1. **Neighborhood Message Boards (Doug Smith)**
     + In process of changing out the message boards; 4 new boards will be installed and will be solar-lighted.
  2. **Pool Committee (Jessie Alkemeyer)**
     + Pool opens again Memorial Day Weekend.
  3. **Social Media Committee (Katie McDermott)**
     + Encouraged residents to share neighborhood news for social media updates.
  4. **Welcome Committee (Liz Thomas)**
     + Neighbors moved in November and December. Two of the new neighbors are at the meeting today.
     + Will have a Meet the Neighbors event at the end of February to recognize all of the neighbors whom have moved in for the past 12 months; seeking volunteers to help with this event.

1. **Unfinished Business**
   1. **Nonresident Pool Memberships**
      * The Board has deferred the motion on this to the February Board of Directors meeting.
      * Discussion ensued; topics ranged from nonresident guest policy, liability coverage, governance of the pool rules, utilization of lifeguards, solicitation of memberships/invitations.
   2. **Tennis/Pickleball Court Enhancements**
      * We had previously planned to release a report of court repair bids in January. This will be revisited in February with the new Board of Directors.
2. **New Business**
   1. **Community Financial Overview**
      * The 2025 budget was approved in the November 2024 Board of Directors Meeting; this budget was reviewed with some discussion. In addition to the printout available for today, it will be emailed to all homeowners on our distribution list.
      * Special assessment payments are due January 31; annual dues must be at least 50% paid by January 31. Late fees will ensue.
   2. **Key Fob System**
      * Fobs are now required for accessing clubhouse (with reservation) and pool and tennis/pickleball courts (within operating hours).
      * Passes were distributed today and will be provided to those who did not pick them up today.
      * Discussion ensued about adoption of a policy (ex. no tailgating), ability to pass a fob to someone else (policy is homeowner must be present with any guests), signage of who to contact for inability to enter.
   3. **Board of Director Elections**
      * Three positions are up for election today, currently held by Jose Diaz, Taryn Burns, and Andrew McDermott.
      * Nominations from the floor: Liz Thomas
      * The new board will comprise of Jose Diaz, Mujeeb Shah-Khan, Mark McKain, Liz Thomas and one vacancy.
      * The new Board of Directors will meet within 10 days to determine the officer positions.
3. **Open Forum**
   1. Concern raised about reckless speeding within the neighborhood; question came out this as to who to call. Our recollection is Charlotte Mecklenburg Police Department or Union County Sherriff’s Office – Indian Trail division.
4. **Announcements**
   1. Next Board of Directors meeting: February 24 at 7 p.m.
   2. Volunteer opportunities available; inquire within.
   3. Two Board of Directors positions up for election on January 25, 2026.
5. **Adjournment**
   1. Motion to adjourn at 2:36 p.m. by Andrew McDermott, second by Mujeeb Shah-Khan.: Approved unanimously.