

SKYBROOK RIDGE TOWNHOMES COMMUNITY ASSOCIATION
OPEN BOARD MEETING
OCTOBER 2, 2017

MINUTES

Members Attending:

Mike Kulikowski – President
Ray Guarino – Vice-President
Jack Miles – Treasurer
Charlotte Bauguss – Secretary
Curt Hutton – At-Large

Key Community Management, Inc.:
Janis Alsop

The meeting was opened at 6:35 P.M. by Mike Kulikowski with opening remarks regarding the upcoming budget cycle, security issues, on-street parking and a discussion relating to how/when reserve funds can be used.

The Minutes of September 13, 2017 were approved.

Jack Miles presented a financial report through August 31, 2017.

The street tree replacement committee was recognized and thanked for their thorough work and completion of their assignment. The Board accepted the following recommendations of the committee:

1. Stop replacement of Red Maples.
2. Future replacement tree of choice would be Chinese Elm.
3. Arborguard proposal for treatment of Red Maples approved and implemented.

The Board did not agree to replace the current Hornbeams unless the entire community elected to replace these trees and stipulated that such replacement would be financed through a special assessment collected in advance of start of work. However, the Board did agree to have Hornbeams shaped at the appropriate time and include such expense in 2018 budget cycle.

It was noted that the termite renewal is due at end of 2017. Curt Hutton was recognized for considerable work he has done in obtaining and reviewing quotes for this work. Curt has been able to drive down the cost of this work while maintaining quality and effectiveness of this important service.

In addition to the termite control issue, the Board has agreed that in the future no other pest control services would be provided by the TCA. This includes birds, squirrels, household ants, carpenter bees, rodents, snakes, fire ants, and wildlife. An eblast announcing this change will be issued before year end.

The Skybrook Ridge website information will be incorporated into a separate section of the Skybrook HOA website. When this transition is completed an eblast announcing this change and providing directions on how to access information will be issued.

Changes to the Rules and Regulations were approved for Parking (updated), Trash (updated) and Landscape Control (new). These Rules and Regulations can be viewed on the website and an eblast will announce these changes.

Recent criminal activity was discussed and positive actions residents can take were noted such as keeping property well lighted (consider leaving front lights on), and calling 911 to report activity. It is important to make reports in a timely manner so that incident reports are generated. When calling 911, ensure that you ask for **Mecklenburg County 911**. This will distinguish the call from Cabarrus County. As a product of the continuing work of the Neighborhood Watch Committee, the neighborhood directory is being updated.

In the question/answer portion of the meeting, the Board addressed how to voice complaints about vendor performance issues—direct any concerns to the Board or through Janis Alsop, Property Manager. It is not appropriate to discuss performance issues with vendor employees. Irrigation system performance issues were discussed and have been addressed by the vendor.

The Board is seeking nominations for three Board seats for two year terms beginning February, 2018. This will be further communicated via an eblast. Interest can be expressed by providing a very short resume to Janis Alsop.

The meeting adjourned at 8:10 P.M. Refreshments were available to attendees.