

Kitts Creek Homeowners Association, Inc.
Annual Meeting Minutes Draft (To be Approved at the 2015 Annual Meeting)

December 3, 2014

Call to Order: 7:30 pm by Jennifer Wichowski, the Kitts Creek Community Manager with Omega Association Management.

Attendance: There were 92 Homeowners in attendance, representing 80 total Lots. Three Proxies were received. Quorum was established.

Introductions: Jennifer Wichowski introduced the Board of Directors: Vanessa Jenkins, President; Thad Moore Vice President/Treasurer; Maggie Richards, Secretary and Stacy Lumpkin with Omega Management.

Approval of Minutes: Motion to approve the 2013 Annual Meeting Minutes was made by Ashley Mayer. Kathy Sales made a second to approve. The motion passed unanimously.

Developers Report:

- A water line is being installed near the main entrance off Church St. for the Town to loop water through Kitts Creek.
- Phase 5 Lots will be complete in the summer of 2015.
- Phase 7 totals approximately 38 acres and will be single family homes only, consisting of 129 Lots. Phase 7 will not have alleyways. The construction will begin late summer 2015 with the first homes being completed/released in the summer of 2016.
- 2 Tennis Courts, a Dog Park, a small Parking Lot and a walking trail will go in with the development of Phase 7.
- The pump station on Circandian Ct. is being removed by Wake Co. Area will be filled in, graded and seeded. This area will be made into a Community Garden.
- No further sales offices in the clubhouse. The exercise equipment/room will move to a larger space in the clubhouse. This will double the size of the space for exercise.

Budget: Jennifer presented the 2015 Budget. The Board is currently looking into a dumpster for the ongoing trash issue. The rental price for the club house is being raised beginning January 1, 2015 due to overuse/abuse. The VGBA drains must be replaced at the pool per requirement by Wake County in 2015 in order for the pool to pass inspection. This is a big expense that affects the budget. A motion to approve the 2015 budget as presented was made by Wes Cole. Robert Mayer made a motion to second. The 2015 budget was approved unanimously. Vote was taken to extend the pool season by a few weeks with a "not to exceed" \$8000 as reflected in the budget versus adding more lifeguard hours.

Open Session:

- Traffic on Kitts Creek Rd. is a concern. The Board advised homeowners to talk to the Town about more signage (possibly a "children at play" sign near the playground).
- The Restrictive Covenants (CCR's) provided by the original developer, Experience One, need amending to clear up discrepancies and odd items. The Board will complete this within the first 6 months of 2015.
- Preston Development will work with the builders to make necessary repairs to the alley ways that have been affected by construction.
- The rut on the Survada Lane curb will be addressed. The area has been seeded and will be maintained moving forward.
- Dog Waste Stations will be installed at the Square on Historic Circle as well as around the retention pond.
- The first phases in Everett's Crossing are owned by Lennar.
- Committees will be formed and started in 2015.

Adjournment: Motion to adjourn was made by Brian Alkire. Leigh Silverstein made a second to adjourn. Motion passed. The meeting was adjourned at 9:45 pm.