

Kitts Creek Community Association, Inc.
Annual Meeting Minutes

December 7, 2016

Call to Order: 6:32 pm by Jennifer Wichowski, the Kitts Creek Community Manager with Omega Association Management.

Attendance: There were 110 Homeowners in attendance and 14 Proxies were received. Quorum was established.

Introduction: Jennifer Wichowski introduced the Board of Directors: Vanessa Jenkins, President; Thad Moore, Vice President/Treasurer; Lauren Spirovich, Secretary. Kathy Sales and Leigh Silverstein, Appointed board members.

Morrisville Police Chief, Patrice Andrews, spoke to the home owners about the changes that will be made about parking violations and parking signs throughout the community. A schedule was presented that entailed a "soft" release and evaluation of the new ordinances and ticketing which would result in 100% enforcement by August 2017. The goal is to improve community policing and engage the community. The homeowners are to contact the Morrisville P.D. with any questions or concerns related to these issues.

Jennifer Wichowski explained and clarified the roles and responsibilities within the Kitts Creek Community Association, Board of Directors and homeowners.

Approval of Minutes: Motion to approve the 2015 minutes was made by Charlene Brombaugh. Ashley Mayer made a second to approve. The motion passed and the 2015 Annual Minutes were approved.

Budget: Jennifer Wichowski presented the financial status of the community and the 2017 Budget. A motion to approve the 2017 Budget as presented was made by Teresa Perry. Carmel Lee made a motion to second. The 2017 budget was ratified.

Developers Report:

- Two entry columns are being planned for the entryway into the community. Awaiting landowner to provide permission for one on Historic.
- Phase 1 of Phase 7 - all lots are recorded. Lennar will be building the homes in this phase. Lennar has already sold 44 with a total of 128 at completion.
- Full completion of the roads in Phase 7 by the end of 2016.
- Phase 7 will have new amenities to include tennis courts, a dog park and storm water control devices (BMP's). March/April is the target date for completion, depending on weather.
- All homes in Phase 7 will have front load garages.
- Last part of development as of now in this community.
- There will be no access from Avention Lane to Phase 7 and no new entrances into the community.

Committee Reports:

Architectural: Tom Mushow reported 113 submittals this year. Looking for new members to serve.

Pool: Ashley Mayer will be stepping down as the chair of this committee. Looking for new members.

Social: Stephanie Reed asked for more members to help with events. There were many events in 2016 and many planned for 2017. If you have an idea or suggestion or want to join social, visit the website www.kittscreeksocial.com.

Garden-: Patty Matwijec reported for this new committee. They have installed two planter boxes for winter greens. The Board approved \$4,000. In 2017 for water hook/meter. They are looking for donations and new members to join.

Open Forum:

- The Arc Committee and Board are reviewing and revising the guidelines to address types of rock ground cover that will be acceptable.
- Reconsideration of warm weather grass or synthetic grass; will not be permitted or considered while under Declarant control. However, once the Board transitions to homeowners the new board can consider.
- Timeline for the board be turned over from Developer to the home owners: Depending on sales, expect to be holding elections end of next year to transition the board to homeowners. Declarant has control until there is no longer any land that can be annexed. Currently can still annex until finished with the Development.
- Homeowners want violations to be more enforced by the HOA. Violations are being escalated. Many homeowners/properties are becoming compliant. Due Process Hearings will be commencing in the new year. The HOA had a Landscape Informational Meeting for all those receiving violation letters and given an opportunity to cure their issues. With the hearings will come fines until compliant with the Declaration.
- Questions about what is being done about the damages being made to the clubhouse. With the introduction of the new part time on site assistant manager there is now some oversight and education going on that has curtailed some of the issues.
- Repairs to the pool and bathhouse will be scheduled and all efforts made to have the work completed before pool season.
- The clock tower will be repaired any day now. New parts had to be ordered.
- Alley Issues – for people going the wrong way, report to MPD or talk to your neighbors. HOA sends email reminders and notices if we are notified of a specific homeowner.
- Waste Industries \$15k line item in the budget was high because it includes a monthly payment by the HOA for alley pick up as well as trash from the pool/clubhouse.
- Additional dog station was requested.
- Additional street lights were requested.
- Request to make the rental fee for clubhouse lower.
- Request to move a guardrail behind the Pemberly alley way.
- Report of guest parking lot and clubhouse being wrongly used as a “smoke break” location for nearby offices. There should be no overnight parking by homeowners in the parking lots.

Adjournment: Motion to adjourn was made by Josh Edward. Jeremy Cleveland made a second to adjourn. Motion passed. The meeting was adjourned at 8:53 pm.