

**Kitts Creek Homeowners Association, Inc.**

Annual Meeting Minutes

December 4, 2013

**Call to Order:**

7:15 PM by Sue Fallwell with Omega Association Management.

**Attendance:**

43 Homeowners in attendance and 2 Proxies received; Quorum was established.

Sue Fallwell introduced Kelsey Dobbins with Omega Management and the Board of Directors: Karl Blackley, President; Vanessa Jenkins, Vice President/Secretary and Thad Moore, Treasurer.

Sue announced her retirement effective 12/31/2013 and introduced Kelsey as the new Community Manager beginning January 1, 2014.

**Approval of Minutes:**

Motion to approve the November 28, 2012 Annual Meeting Minutes was made by Charylene Brombaugh. Kathy Sales made a second. The 2012 Annual Meeting Minutes passed unanimously.

**Developers Report:**

The Board gave an update on Phase III Construction and the new activity field and pavilion.

**Budget:**

Sue Presented the 2014 Budget- Ryan/Chesapeake/Lennar will be billed for 25% of utilities at the end of the year. The payment will be credited to the Other Income category. There was discussion regarding use of the clubhouse, increasing the deposit/usage fee and replacement of the oven/microwave.

Motion to approve the 2014 Budget as presented with annual dues of \$725.00 per year was made by Kathy Sales. David Sweenor made a motion to second. The 2014 Budget was approved unanimously.

**Open Forum:**

Kathy Sales asked for volunteers to restart the Community Watch Program.

Sue Fallwell made a presentation for the pool committee and asked for volunteers.

Check rain sensors on the irrigation system as it appears to be running in the rain.

Question about Town of Morrisville streetlight reimbursement.

Posting financials on the Omega website

Question asked about the number and location of satellite dishes allowed.

The Board was asked to review and "clean up" Restrictive Covenants.

A decision was made to remove the slide prior to the 2014 pool season.

Homeowners asked to again explore any area for a dog park.

More focus to be put on "blowing" trash throughout the community with Mutch Landscaping.

Question regarding when the community will be turned over to the homeowners and the possibility of appointing a homeowner in 2014.

Explanation of Architectural Approvals and Committees.

Alley maintenance/replacement: Any construction damage will be paid by Developer or Builder.

The community Christmas Social was announced.

Homeowners were encouraged to sign up for committees and to call Omega with issues throughout the year vs going to other homeowners.

Would like to start auditing accounts every year.

Remove tree at the tip of the first island, once in the neighborhood from Church St; tree blocking the view to turn left onto Legendary Lane.

**Adjournment:** Meeting was adjourned at 9:45 PM.