



HOA Meeting Minutes

January 30th, 2025

Location: Shearer Presbyterian Church

BOD Attendance:

Chris Zangara (President)

Jonathan Merryman (Vice-President)

Paul Henry (Secretary)

Management Attendance: Chase Ryan of Red Rock Management

Amount of Homes Represented: 17

Chris Zangara called the meeting to order

AGENDA FOR THE MEETING

- Welcome and Introductions
- 2024 Year in Review
- 2025 Community Goals
- Board Member Election
- Open Forum

2024 Year in Review

- Electrical system upgrade – not up to code and the breaker kept. The electrical system for the front monument area was completely rebuilt.

Resident questions regarding the budget

- Can we show break of line items for example breaking out costs of Flowers in Pine Needles/Mulch/Flowers? – The HOA will start to do that in 2026
- Deer issue for flowers in front? – The HOA put netting over the flowers but we're not really able to control the deer getting to flowers
- Where does HOA get income? – HOA dues, fines and violations
- How is tree and shrubs budgeted? – The HOA budgeted on historicals, wasn't as much of a need in 2024
- What is Flock Safety line item – There is a camera in front of neighborhood that captures license plates of vehicles entering the neighborhood. If a police report is issued data can be used by Iredell, Davidson and State Police.
- Why does Operating have a higher amount than Reserves? – Dues just got paid they show up in Operating.

2025 Community Goals

Rehab of Existing Trail

- Aggregate applied – last aggregate applied five years ago and the trail was in poor condition
- Large hole near trail filled and shored up to prevent further erosion
- Mulch applied to playground
- HOA goal is to top coat the trail every year as ongoing maintenance

Walking Trail Expansion

- Developer of Copper Pines approached the HOA with a project to connect the existing trail to a trail that they were developing for the Copper Pine section.
- The developer agreed that the Copper Pine development of 20 lots will pay the Anniston HOA \$500 / year per house towards use and maintenance of the trail
- The HOA worked out a deal where the Copper Pine developer will pay for the majority of the project and cap our exposure at \$48,100.
- The HOA costs will be divided into three payments:
\$20,000 due on 4/1/2025
\$17,000 due on 4/1/2026
\$11,000 due on 4/2/2027

BOD Election

Nominations – none sent – no quorum

Vote – Jonathan nominated, Paul seconded, none opposed - Chris will be re-elected

Open Forum

Downed trees – need tree work done in the front of the neighborhood – HOA will add to the list of items for landscaper

Discussed the possibility of adding a pavilion or other amenities to trail area by the playground. That area is in a 100 year flood plain and it is currently under review by the state. It will be a three year process. If the designation is changed, then we can consider building.

Need to re-engage the steering committee for projects like upgrading the playground. Chris suggested the homeowner community getting together to explore options. It would be a volunteer organization and will need someone to chair the group.

Streetlights – we (developer of Anniston) paid for decorative poles, Energy United maintains. Electricity in the budget as a line item

No other questions so the meeting was adjourned