

Carriage Mill Homes Association

2023 Annual Meeting

February 25, 2023

3:00 pm

Kempsville Public Library

2023 Annual Meeting Minutes

I. Call to order: 3:00pm

II. Welcome: 3:10pm

Introductions of the board members

Stacey Evans - President

April Kinney - 1st Vice President

John Ward - 2nd Vice President (not present)

Tiffany Brooks - Secretary

Elizabeth Wilson - Treasurer

III. Count of attendance per unit and proxies per unit (SIGN IN SHEET) 3:00pm

More than 10% (12 people) of the residents are in attendance

In Person Attendees: 32

Proxies: 22

IV. Approval of minutes from last meeting: 3:15pm

Done by voting on cards at the end of the meeting to be counted after the meeting.

V. President's report: 3:00pm

Stacey Evans - Welcomed the group and explained why she joined the board.

VI. Treasurer's report: 3:25pm

Elizabeth Wilson - Budget

Transferred everything to Quickbooks, sent invoices via email and mailed ones that didn't have emails. Collection status anything prior to 2022. 6 homes in collection. Working with accounts to make sure they are accurate. If you have any questions about your bill, please email.

List previous 4 years of budget. Lawn care is our biggest expense. No longer doing easements.

Getting with an accountant to do taxes.

Explained list of expenses

Insurance and lighting/electricity.

Community projects

Newsletter-covers paper, ink, supplies

Grounds Upkeep

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Storage Unit-Community files, hoping to get rid of it eventually by putting everything in the cloud

Park-cleaned up the park, got rid of trees that were following down. Trash cans were covered up that they brought forward to the front of the park.

Received calls about cleaning up other areas in the community.

Asked about ground upkeep vs landscaping

Asked about area behind the Carriage Mill sign

Asked about receiving due payments from owners vs renters

VII. Old business: 3:30pm

Acc Inspections: going through the neighborhood to look at properties

Parking: Put up no parking signs

Park: Looking at a new playset, gazebo, parking lot.

Rules: Rental cap, a lot of unmanaged properties

VIII. New business: 3:45pm

Parking Lot: Where are we at?

Got some bids for parking lot but before we can we have to get a survey. Get a contractor in to do the plans, bring in an engineer. Have a contractor that's willing to do the work. Could be \$30-40k for a parking lot. Not including the survey (\$5-6K).

Park: Park clean up for safety, Looking into cleaning up behind the businesses.

Neighborhood: Looking to get someone to come in and clean up the large debris. looking into the cost of trash bins.

Management: Transitioning to a Management Company for Accounting.

We found an affordable management company to handle invoicing, receiving payments, discussing invoices with members, researching claims of payments paid, paying expenses, keeping an accurate record of current and previous accounts. Some members that have sold are still owing the community money. The accounting firm will also be working on all old accounts as well. Hired a property management company to take over the finances and other misc items to alleviate some of the workload from the board. Will be starting on April 1st. If they can get us up to 100% of the dues, then we could have them do 100% of the work.

New Rules and Regulations: only new rule was the rental cap with regulations on leasing. Just summarized the rules that are already in the bylaws for an easier read. The ACC guidelines are now part of the Rules and Regulations of our documents.

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Received a lot of complaints regarding renters. Which is why the rental cap was considered/enforced. Signing a registration for their pet, each member of their household as well as their vehicles. Limit the rentals to 2 cars, 2 pets (breed restrictions).

Trash: Trash should not be left outside in open containers in such a way that it can blow around the neighborhood which is not only unpleasant but also creates opportunity for rats and such to invade our properties scavenging open containers. Bulk Trash should not be left at curbside on Canterford Ln - bulk trash needs to be called. Trash containers shouldn't be visible from the street, looking at options because some people do not want to put them in the garage or have to go around the back of their house. Suggested some options but can vary per household layout. If anyone has suggestions regarding hiding the trash cans they will be welcomed.

Paint colors: each home should have 2 approved colors, one light one dark. Currently balconies of homeowners buying properties to flip, some rentals and a few resident homeowners; they refresh them with colors that aren't allowed. Balconies should be left natural. Looking into matching paint options to get these corrected to reflect the aesthetic created for this community.

Parking: Will not be able to put no parking signs around the curb due to the requirement to provide parking access to the park currently per city enforcement but a parking lot would eliminate this problem with a driveway in place at the curb.

Still have people parking in the no parking zones. Police are called when this occurs. People parking perpendicular to the driveways blocking access to the roads causing more issues for other residents trying to get in and out of their driveway as well as emergency vehicles having access to the community. People parking on grass this is a violation of bylaws and should be reported to address.

Can we purchase our own speed bumps? Since the city won't do it (looking into it)

Park: Improve the park, the only way we can do that is by assessment because we can't raise the dues enough to cover that. Plan is to discuss a small initial assessment of 3-350 per resident to begin with parking lot, once completed we can generate revenue by renting spaces which in turn assist with creating a gathering spots that can be rented for events to also generate more revenue to allow for further improvements to the park as a proper playground, basketball court, dog park, community garden, etc.

Have pest control for the park - given currently infested with ticks and most likely other pests.

Noise: We have had multiple complaints regarding excess noise in the neighborhood such as loud parties, loud music from vehicles as they are going through the neighborhood and in driveways, etc. Please note this is against bylaws and should be reported no matter the time of day in which this occurs it is not tolerated. Everyone lives in such a close proximity to each that this excessive noise disturbs other residents' right to peaceful enjoyment of their home. However, we have noticed that the majority of the complaints are in regards to rentals.

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IX. Nominations of officers and vote: 4:14pm

Nominations of Board members

Cassidey Watkinson - 9 Votes

Tiffany Brooks (incumbent) - 32 Votes

Cindy Meier - 30 Votes

Ray Johnson - 1 Vote

Linsei Harmon - 2 Votes

(Some cards only listed 1 name or some cards opted not to vote)

Elected Members to open positions: Tiffany Brooks and Cindy Meier

Voting of the 2023 Annual Budget

42 Yes to approve Budget

6 No to approve Budget

4 No Cards

Budget for 2023 Expenses are approved.

Voting of the 2022 Annual Minutes

40 Yes to approve Minutes

7 No to approve Minutes

5 No Cards

2022 Annual Minutes are approved.

Rental CAP

34 Yes to Keep

11 No

5 No cards

2 No to corporations to rent but ok for residents (counted as no)

Rental Cap will remain in effect

X. Open Forum: 4:15pm

Suggests multiple committees such as one for the park

Would like to ensure there are still things in the park for kids such as a basketball court.

Will a gazebo raise the insurance/liability?

XI. Adjourn: 4:45pm