# **MTHOA November 17, 2021 Board Meeting**

Attendees: Jennifer Scott, Marsha Garcia, Dave Martin, Heather Culver, Randy Burdette, Blake Badders, Anna Hampton, Rose Hudson, Greg & Laura Cole

* 7:30 pm - Meeting called to order.
	+ Jennifer Scott called meeting to order.
* 7:31 pm - Approval of the September 23rd Minutes
	+ A motion was made and seconded to approve the minutes. Vote was unanimous.
* 7:32 pm - Treasurer's update
	+ Marsha Garcia presented a verbal report of the expenses that have been paid out since the last meeting. A written will be provided in the next newsletter.
* 7:40 pm - Dues for 2022
	+ There was a discussion to determine if there was a need to increase the 2022 HOA Dues. It was decided that the current Dues rate would be sufficient to support the projected 2022 operating budget and that the 2022 annual Dues will remain at $150 with a $5 discount for those who pay “by December 31st.”
	+ A motion was made and seconded. Vote was unanimous.
* 7:45 pm - Update on Mallard Creek Elementary Availability for Annual HOA Meeting
	+ Marsha Garcia had contacted the school to see if it would be available in January for Annual HOA meeting place.
	+ Marsha reported that the school would be available and that some covid restrictions would apply. (Mask wearing and social distancing) The charge for using the facility is $30.00 per. The meeting will take 2 hours.
	+ Marsha will reserve the meeting room on 11-18 applying for a date of Thursday January 27 7:00pm to 9:00pm.
* 7:50 pm - Alternative meeting places Not needed, Mallard Creek Elementary will be the meeting place.
* 7:50 pm - Island light update
	+ Jennifer Scott presented that damaged streetlight in the island at the entrance of Silver Birch had been repair / replaced by Duke Energy and that there will be no cost to the HOA.
	+ Jennifer also advised that Duke Energy would be replacing the streetlight bulbs in the lights on Mallard Creek Road with new bulbs with a blue tint. This should enhance the lighting effect.
* 7:53 pm - Website update
	+ Blake Badders preformed a live demonstration of the new website.
	+ There will be a transition to the new website within the next week.
	+ There was a discussion about how to archive and allow access to old HOA documents on the new site.
	+ There was a discussion to include annual dues payment as part of the website. (This will be a future project.)
* 8:06 pm - Homeowners’ concerns
	+ Anna Hampton advised of her Husband Wayne’s passing.
	+ Rose Hudson advised of her Son Ray’s passing.
		- There was a discussion of how the HOA could assist in notifications and communications of such important events to the Homeowners.
	+ Greg Cole suggested a moisture meter sensor be added to our irrigation system.
		- Heather explained that our current irrigation system would not accommodate a moisture sensor but should be considered down the road when this system fails and the HOA will need install a new irrigation system.
	+ Laura Cole recommended that home maintenance articles be incorporated into the HOA Newsletter. Laura offered to provide six articles that could be used in the next six newsletters.
	+ There was a question about when our streets would be repaved?
		- Jennifer advised that our neighborhood is on the list but still a year or two out as other main roads take priority.
* 8:40 pm – City tree pruning and maintenance
	+ Heather requested that the City of Charlotte clear all branches that were blocking our neighborhood street signs. That work was completed in September.
	+ Heather Culver gave an update on her meeting with the City of Charlotte regarding trimming and pruning of trees in the neighborhood.
		- During their meeting they established a list of trees that the city will maintain.
		- Some city work orders have been issued for various trees.
		- The work will take 10 to 12 months to complete.
		- Heather provided links to city documents pertaining to tree maintenance.
* 8:48 pm – Upcoming open board positions
	+ Jennifer Scott and Heather Culver will be leaving the board at the end 2021.
		- Though they are leaving the board, both have graciously offered to remain as resources and consultants to the new board if needed.
	+ David Martin is unsure if he will be able to fulfill his current term commitment. He has offered to stay on until someone can replace him or until he relocates.
* 8:50 pm - Date for annual meeting
	+ January 27th, 2022 7:00pm to 9:00 pm
	+ Mallard Creek Elementary School
* 8:51 pm - Date & location for first regular meeting in February
	+ February 10th, 2022 7:00pm to 9:00 pm
	+ Marsha Garcia’s Home 9533 Banwell Lane
* 8:54 pm – Motion to Adjourn made and Seconded. All approved.

Mallard Trace Neighborhood

City Of Charlotte Tree Maintenance List

Silver Birch

8 Cherry Trees in median

3015 – 1 Willow Oak (remove)

3018 – 1 Willow Oak

3025 – 2 Willow Oaks

3026 – 2 Willow Oaks

3031 – 2 Willow Oaks

3037 – 1 Willow Oak

3038 – 3 Willow Oaks

3043 – 2 Willow Oaks and 1 Pear

3046 – 3 Willow Oaks

3049 – 1 Willow Oak

Banwell

9515 – 1 Willow Oak

Fairmead

9544 – 2 Willow Oaks and 1 Scarlett Oak

9532 – 3 Willow Oaks

Fairmead

9524 – Maple

9515 – Willow Oak and Tulip Magnolia

9437 – site 1 Willow Oak

9313 Crape Myrtle

9301 – Maple

9217 – Red Maple

Devon Croft

3101 – 3 Willow Oaks side

3111 – 1 Scarlett Oak

3200 – Maple

3211 – Crape Myrtle

3219 – Willow Oak and Maple

3227 – Red Maple

Barson

9515 – Cherry and River Birch front, River Birch side

9505 – Holly

9535 – 2 Water Oaks

City Of Charlotte Tree Work Order List

3015 Willow Oak – remove WO137293

Silver Birch and Banwell Oak pruning – WO137294

Fairmead Oak and Maple pruning – WO137303

Devon Croft & Barson Birch, Oak and Maple pruning – WO137304

City of Charlotte City Tree Information Links

[file:///C:/Users/Owner/AppData/Local/Microsoft/Windows/INetCache/Content.Outlook/87MBY7I4/Charlotte%20Overgrown%20Vegetation%20Code%20Research.pdf](file:///C%3A/Users/Owner/AppData/Local/Microsoft/Windows/INetCache/Content.Outlook/87MBY7I4/Charlotte%20Overgrown%20Vegetation%20Code%20Research.pdf)

[file:///C:/Users/Owner/AppData/Local/Microsoft/Windows/INetCache/Content.Outlook/87MBY7I4/CLT%20Landscape%20Mgmt%20Construction%20Handout.pdf](file:///C%3A/Users/Owner/AppData/Local/Microsoft/Windows/INetCache/Content.Outlook/87MBY7I4/CLT%20Landscape%20Mgmt%20Construction%20Handout.pdf)

[file:///C:/Users/Owner/AppData/Local/Microsoft/Windows/INetCache/Content.Outlook/87MBY7I4/Tree%20Work%20Permit%20Sample.pdf](file:///C%3A/Users/Owner/AppData/Local/Microsoft/Windows/INetCache/Content.Outlook/87MBY7I4/Tree%20Work%20Permit%20Sample.pdf)