



6:32 p.m. Called to Order

**Attendance**

- John
- Angelique
- Trevor
- Kim
- 6 homeowners

Waive prior minutes and approve as is; John motioned, Angelique seconds

**Community Report**

- 1 delinquency making payments, 1 delinquency in foreclosure
- Reviewed financial snapshot, rolling over approx. \$4,000 to the reserve fund

**Old Business**

- Non-compliance update:
  - two carports have been cited and have already made improvements
  - one homeowner's yard is still non-compliant
- Entryway lighting has been approved by the city; we are now waiting on Duke Energy to connect the power
- Annual meeting has to be held in October per the bylaws, which were reviewed by the lawyers and confirmed
- Fence company has been backed up because of the hurricane
- Year-end tasks: we're going to transfer reserves to the HOA reserve funds and give the materials to the accountant to do tax returns and financials

**New Business**

- New dues have been mailed out by BB&T; dues have not changed; they are due April 1; reminders will not be sent out and homeowners will be responsible for late fees
- All repairs and changes need to be submitted to and approved by the board; the form has been mailed to all homeowners and is available on our website at [www.villasofsunsetgrove.com](http://www.villasofsunsetgrove.com)
- Numerous abandoned vehicles on the overflow property; this will not be tolerated and will be towed immediately

**Membership Comment**

- Will someone fix the drain that keeps backing up on the western end? The drain needs to be connected to the city
  - We will have someone come out and look at it
- A homeowner states that the bylaws were updated years ago so that the annual meeting doesn't have to be held in October but can be held at a different time; homeowner will send us updated bylaw document to review.
- Homeowner is concerned about the back wall leaning; it's the responsibility of each homeowner; HOA is not responsible for the wall currently.
- Someone said there was an accident where someone hit the wall last year; however, there has not been an accident since before 2014.
- Will there be lights going on the entryway? The lights were installed, the city came out and inspected them but never let Duke Energy know; we followed up with Duke Energy, they're supposed to connect them by the new year.

**To-Do List**

- Follow up with Duke Energy regarding connecting the power to the entryway lights
- Call someone to have them look at the overflowing drain

7:11 p.m. Meeting Adjourned