

Minutes from Brawley Farms Community Meeting

Date: July 11, 2019 @ 7:00pm

Location: Brawley Farm Clubhouse

Attendance:

Board of Directors Present: President; Alicia Thompson, Felicia Tucker

Board of Directors Absent: Sherita Barnwell, Sam Frazier

Key Management: Representative Diana Kennedy, Morgan Lyman

City Councilman (District 5): Matt Newton

Homeowners: approximately 35

Key Management: provided hard copies of:

1. Homeowners Aging Report &
2. Income Statement -Operating
3. Sign-Up Sheet for Committees

Notes:

City Councilman Matt Newton presented himself as a concerned Cambridge Commons resident who wants to prevent the city council from voting to rezone the Cambridge Common community area from an R3 zone to an R12 zone. This rezoning to R12 would allow the development of 308 multifamily units (apartments) in the Cambridge Common community near Sam Dee Rd. He educated us on the pros and cons. The increase in population would help the local retail businesses. However, the land and streets do not have the infrastructure to handle such a population explosion and we are already awaiting the impact from Lanier Village and the multiple subdivisions currently under constructed. Subsequently, Matt encouraged homeowners to be present to protest at the Hearing downtown on Monday 7/15/19, where the city council members will vote. Homeowners could also email other city councilmen and sign the petition at end of meeting.

President Alicia Thompson presented the HOA Updates:

1. **Good news:** Speed bumps for Brawley Lane and Timbertop in Bristol Farms were approved for Traffic Calming request via City of Charlotte. Est.. cost \$4,500 per speed bump. We are not sure when the projects will begin.
2. **The City of Charlotte has agreed to allow Brawley Farms HOA to settle the nearly \$25,000 old street light bill from the developers for roughly \$17,000.00 bill for the 16 Street lights that were left as a debt for the community from the original developer.** This would be financially beneficial since the current cost is \$30,000 per year and would not need to be paid anymore.
3. **Sam Frazier has been appointed as newest At Large Board of Directors**
4. **Recap of Annual updates:**

Who is Brawley Farms HOA:

Approximately 407 lots

Over 12 acres of accumulative common/natural areas

The subdivisions in the HOA are::

Brawley Farms (Manchester Villagfor

Crossley Village

Bristol Farms

2017/2018 Accomplishments

Maintenance/Improvements:

- Pool room pumps replaced
- BackFlow pipes repaired
- New flooring at clubhouse
- Gate installed
- Lock repaired
- Office relocation to clubhouse
- Clubhouse pressured washed

- Folding tables and some chairs replaced
- Table cloths/linens/décor
- Installed TV
- Door Repairs
- Some electrical repairing
- Security Cameras
- Acquired Key Management Company

Election of Directors for 2017/2018

5 Board positions were available. No voting took place due to a lack of people in attendance to form a quorum..

Brawley Farms HOA would like to revise some of the” By Laws” of the original CCR.

*We would like to reduce the number of required Board of Directors from five members to 3 members.

Our CCRs once read as such and they were revised. We would like to make another revision to revert back to the original number due to lack of participation from community members.

*Alicia reiterated that our current CCR is 20 years old and several statements are obsolete. These requirements in the CCR are also deterring new developments like Lanier Village to want to join the Brawley farms HOA..A homeowner attending the meeting asked if we could rewrite the CCR. Alicia and Diana from Key management suggested that we make amendments to the CCR to bring it up to date. This would warrant less legal and financial involvement.

2019 Challenges discussed were:

1.Financial Update: Accounts Receivable/Foreclosures

****There are 39 accounts in collection.s Consequently, there is \$51,817.69 owed to the Association**

****We increased Annual Dues by 5% this year to \$306. Dues WILL INCREASE next year by 5% to \$321.00.** Please refer to the budget on the Brawley Farms Website

** The HOA Board is allowing non-members to rent the clubhouse and allowing All Day rentals.

**McCarron would like to utilize our pool and clubhouse for a fee. HOA would like to charge between \$125-\$150 per year. This figure is not set in stone. We need the additional funds for community improvements. HOA would like to offer the same opportunity to the Townhomes at Crossley Village because they do not have amenities.

2. Pool-Updates:

The Board of Directors decided not to open the pool due to the time constraints of getting the pool fixed would infringe upon the time homeowners would actually have to use the pool. Opening the pool would have cost a minimum of \$22,000 for 8 weeks, not including the pool attendant. A rush job would not be wise. Therefore maintenance will be done next year and the pool will be open next year. Maintenance for the pool, new furniture, drains, and water will be at least \$40,000 for next year at a minimum.

* New pool furniture needs to be purchased due to old furniture was stolen and new brown furniture gets too hot,

3. Safety: Speeding in the neighborhood. Speed bumps will help.

4. Violations: Exterior of homes. Street parking.

5. There has been very little participation by the homeowners at meetings and most events.

Despite advertisement in Nextdoor Neighbor. Brawley Farms Website,Brawley Farms Facebook, Emails from HOA. A homeowner requested the Website post events with more advanced notice to give homeowners time to schedule.

Volunteers are needed for the following committees:

*ARC Committee

*Social Committee: many events like;

1. The Back to School Bash August 17,2019,
2. Paint and Sip Adults \$25 w/ separate children’s day
3. Movie Night for kids
4. Neighborhood Trash Cleanup Day

*Neighborhood Matching Grant We have missed several Neighborhood Matching Grant opportunities. There is one \$10,000 Matching grant opportunity and the deadline is September.

***Neighborhood Watch Committee: Diana Kennedy from Key Management sent a sign up sheet for volunteers to work on the Neighborhood Watch initiative. A very dedicated homeowner expressed her diligence in making 3 attempts to get homeowners to volunteer so we could have a Neighborhood Watch and it was unsuccessful. We will try one more time to get community involvement to help keep our neighborhood safe through a Neihborhood Watch Program.**

