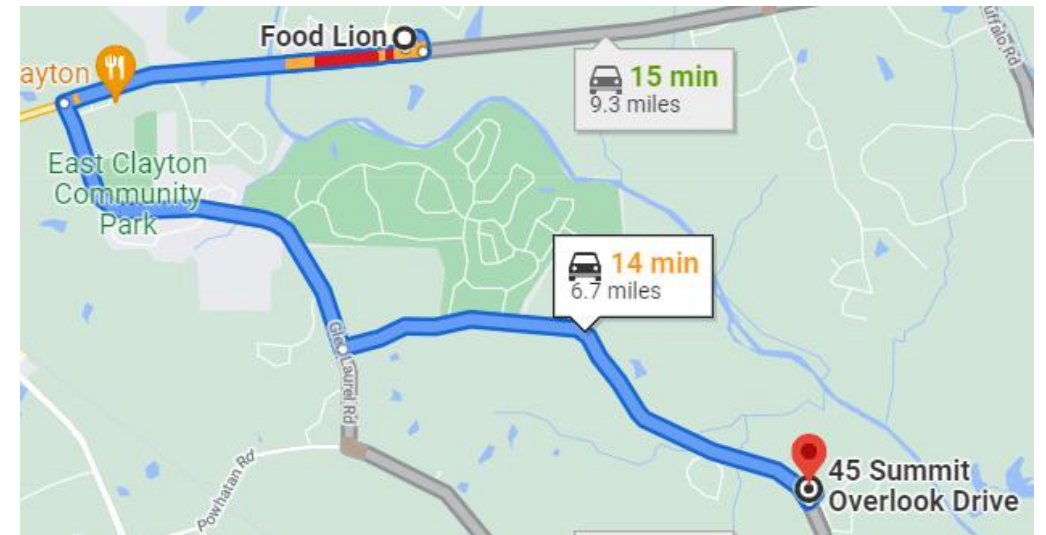


# 2024 Annual Meeting

## GAFPHOA2

Sunday November 17th, 2024 2-4 PM

Vinson Ridge Racquet and Swim Club  
AKA Neuse River Racket Club  
45 Summit Overlook Dr. Clayton



Join Zoom Meeting

<https://us02web.zoom.us/j/81452487364?pwd=wi54uWBhq366UzfZiU1vC57HQRUtcj.1>

Meeting ID: 814 5248 7364

Passcode: 415192

# Agenda

(the meeting will last from 2:00 to 4:00 pm)



Introductions

Ryan Jordan, Flowers Public Safety, presentation

Approval of 2023 Minutes

Board Elections

Business Review

ARCs, Violations, survey inputs, etc.

Financial Review and Ratification

2024 Assessments

New Business (Owner Q&A)

# — Introductions

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## Board of Directors

- Jere, President
  - Aaron, VP
  - Karin, Secretary, Violations
  - Heidi, Treasurer
  - Ken, At Large, ARC Lead
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- **Merinda Stracola**
    - Manager, Community Association Services  
<https://www.casnc.com/>  
[miranda@casnc.com](mailto:miranda@casnc.com)



# Flowers Public Safety Team

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Ryan Jordan will talk about the role of the Public Safety team at Flowers Plantation.

# Approval of Minutes & Meeting Quorum

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1. Does the Board approve of last year's minutes?
2. Do we have quorum to conduct new business?

By-Laws Article 3 Section 4 states that 30% of owners (108), in person or by proxy, be present to conduct new business.

No Quorum = No election. The board will work to fill vacancies.

No quorum is required to ratify the budget.

# Board Elections

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- Ken Clute                      term expires 12/31/24
- Heidi Jorgensen              term expires 12/31/25
- Aaron Griffith                term expires 12/31/25
- Karin Speaker                term expires 12/31/26
- Jere Jorgensen                term expires 12/31/26

## Process:

- Anyone present wish to be added to the list of candidates?
- Any inputs from candidates?
- If we have quorum (108):
  - 1 vote per property.
  - Must be present or have a proxy (not on-line), 6 proxies received
  - Top vote getters are elected
  - Board titles are determined at January's board meeting

# Architectural & Landscape Committee, Highlights

Ken leads this committee.  
Mostly for Decks, Trees, Sheds and Fences.

If you have questions about a project, please refer to the Governing Documents posted on the CAS Website.

- Covenants
- Design Guidelines
- Declaration
- Rules and Regulations
- Policies and Procedures

Flowers may become more involved in 2025.



# Presidents Report, Statistics

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- 359 Total Properties (2024 stats)

| # Properties | Where            | # Rental | % Rental     |
|--------------|------------------|----------|--------------|
| 94           | Magnolia Village | 60       | 63%          |
| 108          | The Gardens      | 26       | 24%          |
| 85           | Magnolia Place   | 11       | 12%          |
| 72           | East Lake        | 4        | 5%           |
|              |                  |          | ~28% overall |

- We have 33 acres of common area, including the lake
- All properties are developed.

# Presidents Report, CC&R Violations

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- We get over 100 violations each year.
  - Mostly: Tall grass, mailboxes, trailers, power washing, and contractor signs.
  - If you receive a violation you are assigned a hearing date. If you don't show up for the hearing you will be fined until it is fixed.
  - Repeat offenders will find their fines greater than first-timers.
  - We have, and will continue to, negotiate fair solutions.
- For barking dogs, dog poop and noise, talk with your neighbor and if that doesn't work call the sheriff 919-989-5010 or Animal Control (919) 934-8474 (or us). Pet owners please be respectful and clean up after your animal.

# Presidents Report, Activities

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- The HOA owns a metal detector if you need help in finding boundary markers.
- All 4 entrances were upgraded and Flowers has agreed to maintain them.
- We received a big check from DOT but it can only be spent on property damaged by DOT.
- We are building a walkway to connect the two ends of the dam trail.
- We will continue to maintain the Buckleigh-Trillium Trail.
- We hired a new landscaper, Daniel-Daniel.
- We (Ken) fixed the drainage on the playground and added mulch and a picnic table.

# Presidents Report, Activities

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(Cont.)

- We learned about surface water and storm drain responsibilities.
- We cleaned up our Rules & Regulations and Policies & Procedures (less user-friendly but more legal).
- Added new “No Trespassing” and common area usage signs.
- Meeting with other HOA presidents to share best practices.
- Supported Flowers use of specially branded For Sale signs.
- Mostly stopped using NextDoor and started sending quarterly newsletters.

# Presidents Report, Activities



# Presidents Report, Activities



# Presidents Report, Activities

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# Presidents Report, Goals for next year

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1. Keep the current balance of personal freedom vs restrictions
2. Stay aggressive in our collections
3. Replace everything affected by the Hwy 42 widening. The walkway is in and we will start paving when the weather permits.
4. Ensure that we are using our Governing Documents (R&Rs P&Ps) correctly.

# 2024 Target vs Actual

| 2024 Summary                    |           |             |
|---------------------------------|-----------|-------------|
| Income                          | Plan      | Proj Actual |
| Assessment                      | \$118,470 | \$116,382   |
| Special Assessment              | \$53,850  | \$53,500    |
|                                 |           |             |
| Expenses                        | Plan      | Actual      |
| Flowers                         | \$100,520 | \$100,520   |
| Management Fee                  | \$18,212  | \$18,372    |
| Grounds                         | \$8,181   | \$9,823     |
| Foster Lake                     | \$5,040   | \$4,400     |
| Legal                           | \$1,200   | \$1,313     |
| Insurance                       | \$3,171   | \$3,674     |
| Admin                           | \$600     | \$1,352     |
| General Repairs                 | \$50      | \$577       |
| Audit                           | \$300     | \$300       |
| Meetings                        | \$60      | \$136       |
| Total                           | \$137,334 | \$140,467   |
|                                 |           |             |
| Cash                            |           |             |
| Beginning of the year           | \$111,417 |             |
| End of the year                 | \$88,101  |             |
| Does not include DOT settlement |           |             |
|                                 |           |             |
| DOT Reserves                    |           |             |
| Beginning of the year           | \$263,750 |             |
| End of the year                 | \$182,884 |             |

- Green is the plan and yellow is the *projected* actual. It's *projected* since we are preparing this report without 4<sup>th</sup> quarter actual data.
- I'd like to see our cash reserves be about 80% of our budget at the end of the year.
- Flower's increases continue to outpace our ability to raise revenue. We completely depleted our regular reserves to cover the cost of Flowers assessment.
- We were unable to schedule trail work in 2024 but that will happen early in 2025.

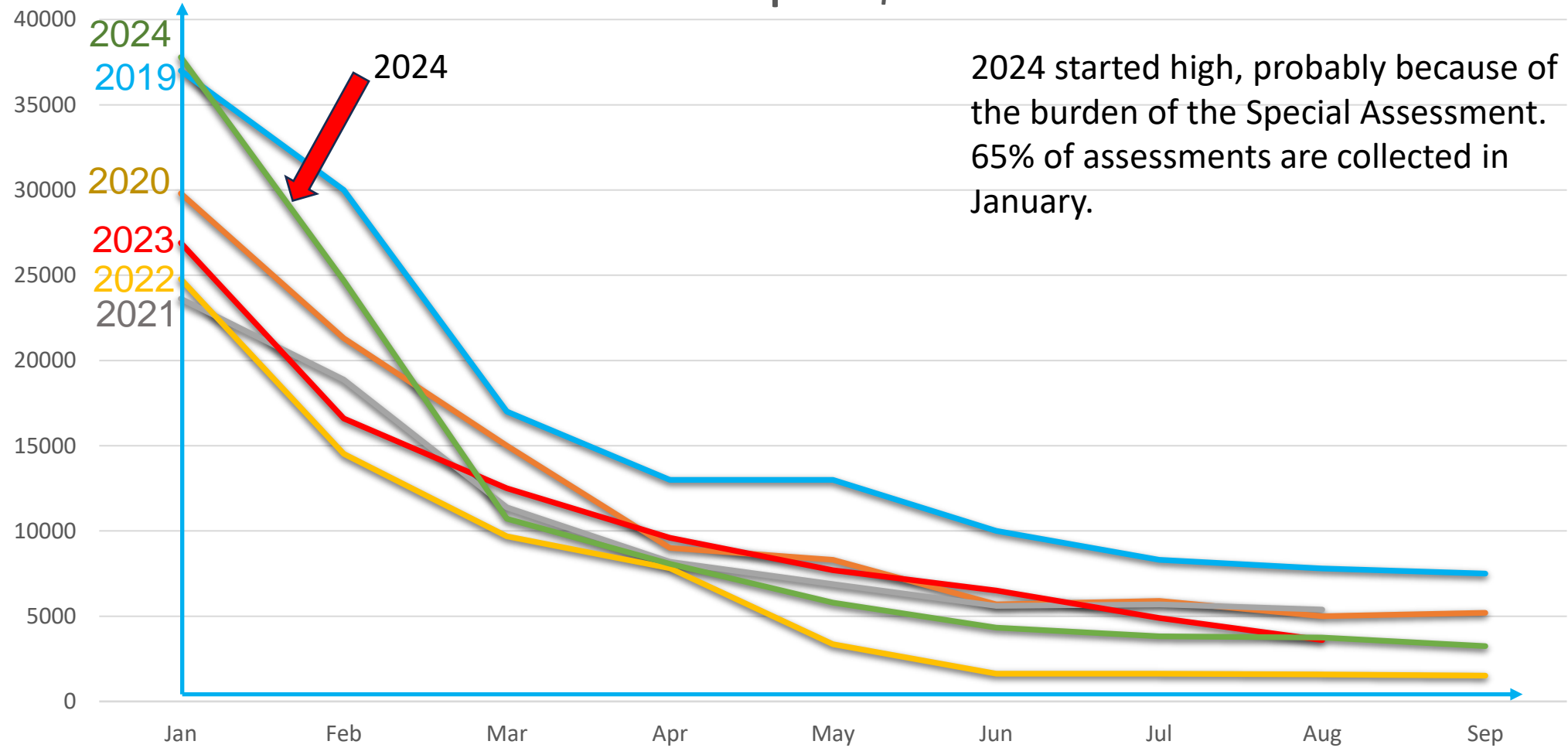
# 2024 Collections

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- As of 10/1/24 18 owners owe us <\$400, 4 owe us \$400-\$800, and 2 owe us over \$800
- A total of \$3588 is owed to the HOA for Assessments and \$7760 for fees, fines, legal, etc
- The Lien threshold will be \$500 in 2025 and Foreclosures are \$1000.
- We offer payment plans. If you ignore your late payments the attorney fees can easily double what you owe.

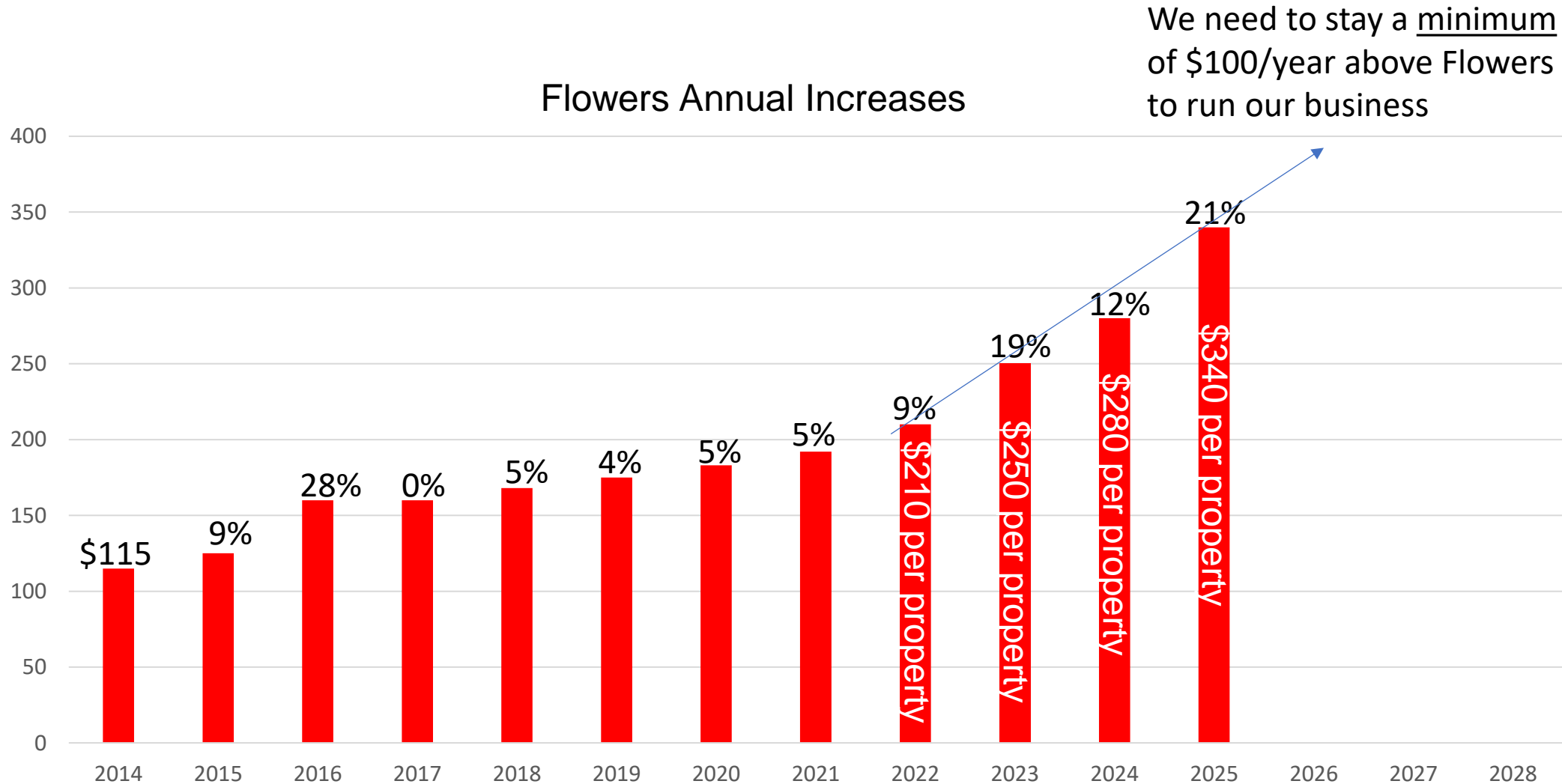
# 2024 Collections

## Delinquent \$

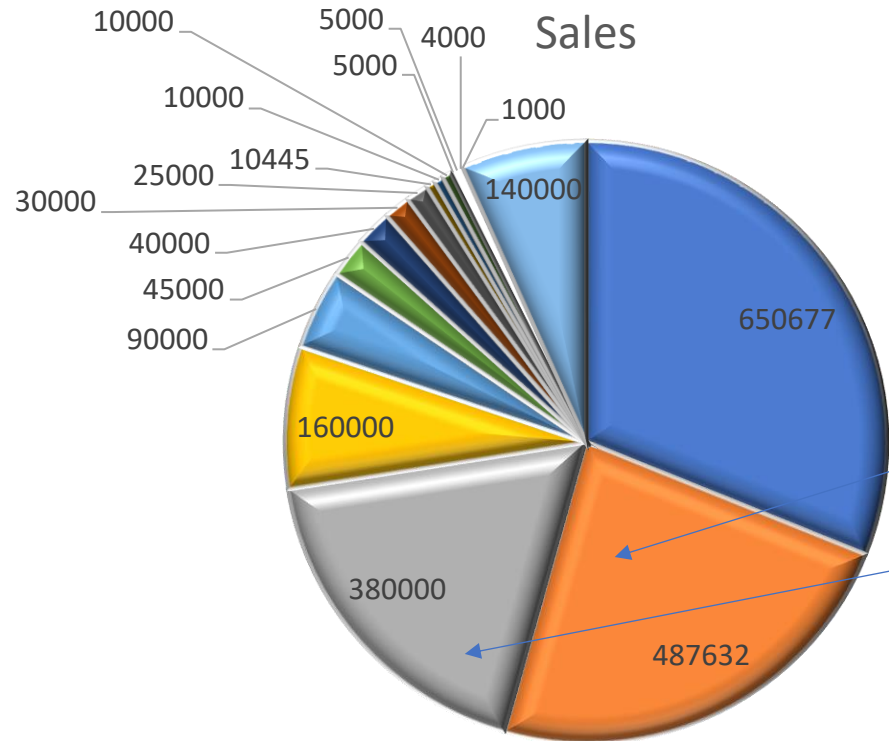


# 2025 Projected Flowers Assessments

Flowers Annual Increases



# 2025 Flowers Budget Analysis



## Notes:

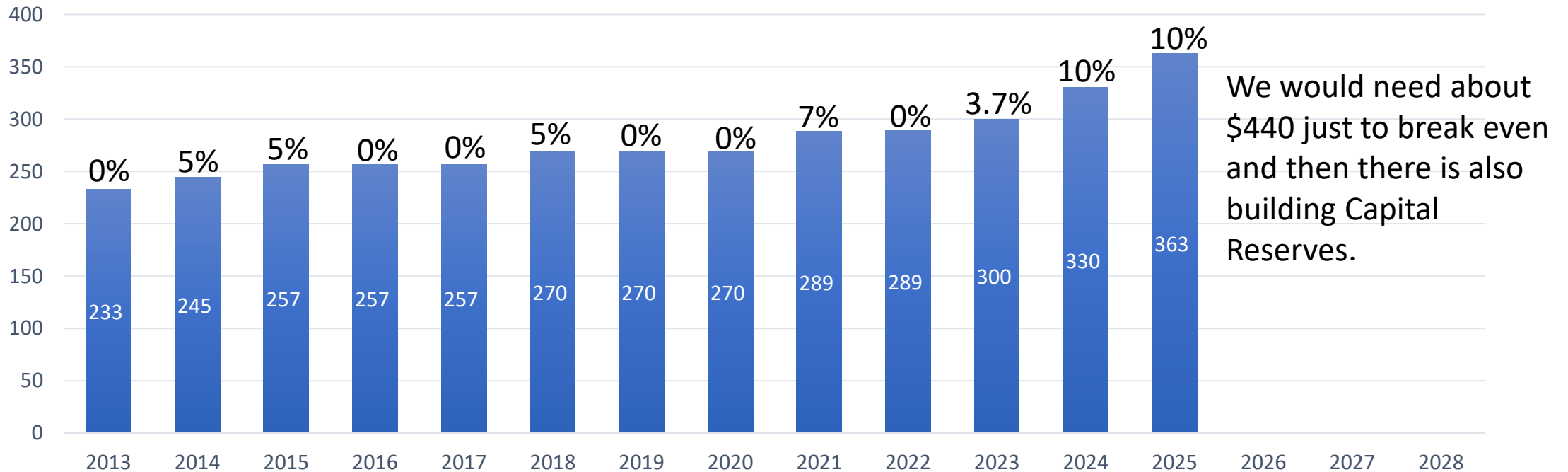
- Income of \$2,051,599 plus \$45,000 in interest.
- PLUS they are sitting on \$1.48 Million for capital projects (roads, berms, walkways, etc).
- Management costs were \$24,000 in 2017 and \$650,677 in 2025. 10%/yr would be \$52,000.
- Mowing costs have gone from \$107,000 in 2017 to \$487,632 in 2025. 10%/yr would be \$229,000.
- In 2017 there was no Police expense. Now it's \$380,000.
- Maintenance has gone from \$23,000 in 2017 to \$230,000 in 2025. 10% would be \$49,000.
- If you feel like you are buying a Cadillac on a Volkswagen budget... [Dan@flowersplantation.com](mailto:Dan@flowersplantation.com)

- |                       |             |                    |                    |
|-----------------------|-------------|--------------------|--------------------|
| ■ Management          | ■ Mowing    | ■ Security         | ■ Maintenance      |
| ■ Electric            | ■ Water     | ■ Tree Maintenance | ■ Lake Maintenance |
| ■ Legl                | ■ Insurance | ■ Tax prep         | ■ Office Exp       |
| ■ Holiday Décor       | ■ Computer  | ■ Accounting       | ■ Income Tax       |
| ■ To Capital Projects |             |                    |                    |

# 2024 HOA Assessments

The proposal for 2025 is \$363 per property, a 10% increase (\$130,317). Flowers has been increasing our costs and it's eating into our reserves. At some point, a few years out, we will run out of Special Assessment funds unless Flowers increases fall well below 10% or if legislation forces them to <10%.

HOA Annual Increases



# 2025 Budget, Summary

| Income                 |           |
|------------------------|-----------|
| 359 properties x \$363 | \$130,317 |
| Cash                   |           |
| Start                  | \$90,156  |
| End                    | \$58,819  |
| Expenses               | Target    |
| Grounds                | \$8,300   |
| Playground             | \$300     |
| Foster Lake            | \$5,280   |
| General Repairs        | \$200     |
| Management             | \$19,080  |
| Admin                  | \$600     |
| Insurance              | \$3,674   |
| Audit                  | \$300     |
| Legal                  | \$1,200   |
| Flowers                | \$122,060 |
| Meetings               | \$660     |
| Total                  | \$161,654 |
| DOT Reserves           |           |
| Start                  | \$182,884 |
| End                    | \$182,884 |

- Specific DOT projects for 2025 have not been identified. Funding will come from the Reserve Fund.
- If we run out of cash in the next few years we will need to have another Special Assessment.
- DOT Reserves are dedicated to fixing stuff ruined by DOT.
- Do those in attendance accept the budget? Reject the budget?

# Feedback

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We have to make some decisions about what improvements to fund for 2025 and what initiatives to do. Your input is encouraged but is non-binding.

Coming up, May be dependent upon budgets and interest:

- Pave some trail? Fireweed is the worst. \$10K – \$20K
- Plant trees on Hwy 42. \$5K
- Rock the trail between Buckleigh and Trillium. \$30K
- Do Quarterly Assessments?
- Stop the fiscal growth of Flowers? At what cost?
- We have more, lower priority, ideas on the back burner. Did we miss anything?

# Other New Business

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Questions and Comments from owners

Please be brief, get to the point

Please don't talk over one another

Please don't make comments personal

We are also accepting comments made on Zoom.

Comments made by the board at this time do not necessarily reflect the opinion of all Board Members.

# Follow-up

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Questions and answers will be added to these slides and posted on Nextdoor in a few weeks. Our thanks for bringing these things up.

Q&A during the meeting:

- Who gets a violation letter, owner or occupant? Owner. We went into additional details of the violation process.
- Why does it appear that some houses are not getting violations for their yard. Some violations, like the condition of the yard, are subjective. Because of that CAS and the board don't always agree. If you have issues with someone in your neighborhood call Merinda [merinda@casnc.com](mailto:merinda@casnc.com) or a board member ([jorgensenjere@gmail.com](mailto:jorgensenjere@gmail.com)) and we will investigate.
- If an owner owes the HOA money for assessments or fines should they just let it go? No. If you ignore it, you will accumulate addition fees and the debt could easily double. Call up Merinda and work out a payment plan.
- A neighbor has a car on bocks. Why is it still there? It may not have been noticed or it may not have been there when the last drive through happened. Like landscaping, let Merinda or the board know and we will investigate.
- Can my neighbor have stuff on their front porch? Maybe. We would need to look at the covenants. If there are things you don't like, we may not have restrictions for it.
- Why wasn't the Gardens monument (entrance sign) painted? We don't have any control over that. Flowers maintains the monuments and the plants, irrigation, and lighting in the monument area.
- Is the white fence on Lily Crossing and the pear trees the responsibility of our HOA to maintain? No. The Lily Crossing entrance properties are part of HOA3. The owners are responsible.
- There was an extensive discussion about the abuse we suffer at the hands of the Flowers Foundation. Feel free to complain to Day Whaley [dan@flowersplantation.com](mailto:dan@flowersplantation.com) An owner offered to put the board in touch with someone working to get better legislation for HOAs.
- No one was interested in doing quarterly assessments nor did they have any preference about projects for 2025.

# Stay in Touch!

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- \* CAS [casnc.com](http://casnc.com)
- \* Nextdoor [nextdoor.com](http://nextdoor.com)
- \* If we have your email and phone, some things can be settled informally and you can get personal responses. Think about sharing contact information with CAS. [merinda@casnc.com](mailto:merinda@casnc.com)