

**Meeting Notes
Highland Creek Advisory Committee
January 17, 2017**

Rob Valencia, Board President, called the meeting to order at 6:30 p.m.

In addition to Mr. Valencia, the following members of the Board of Directors were present:

Cathy Staskel, Vice President
Charlie Lechner, Secretary
Jim Aydelott, Treasurer
Chuck Ende
Mark Scarrow

Board members Paolo Batoni, Brian Souders and Kiwanda Stansbury were unable to attend.

Village Voting Members and Alternates in attendance are noted on the sign-in sheet.

Leah Singleton, HCCA Association Manager, also attended.

The notes of the November 15, 2016 Advisory Committee Meeting were approved as written.

Guest Speakers

Concord Police

Officer Greer addressed the group and provided crime statistics for Cabarrus County for the last couple of months. He reported 52 vehicle stops in the Concord area of Highland Creek and said about half of them received a traffic ticket. There were five suspicious person calls and one burglary from auto since November. The burglary from auto was a situation where a purse was taken from an unlocked vehicle. The officer reminded residents to remove valuables from their vehicles and to keep their vehicles locked at all times when parked in the driveway. Officer Greer let the group know that there have been no break-ins on the Concord side of Highland Creek but that there have been some in surrounding neighborhoods. He encouraged residents to call 911 if they see anyone who looks suspicious.

Charlotte Mecklenburg Police

Officer Whitley provided crime statistics for the last couple of months for the Mecklenburg County side of Highland Creek and reported that the numbers overall look good. He shared that six vehicles have been broken into, three campaign signs stolen

from private property and one strong arm robbery. He encouraged residents to keep their vehicles locked and to call 911 if they see anything suspicious.

Finance – Jim Aydelott

Mr. Aydelott reviewed the December 31, 2016 financial report. He let the group know that the Association put aside \$411,819 in reserves in 2016 and spent a total of \$193,297. A majority of the money spent from reserves in 2016 was for the renovation of Prosperity Park. Mr. Aydelott also reported that the past due amounts are currently trending lower than in past years.

Human Resources to HCCA employees - Cathy Staskel

Ms. Staskel introduced herself to the Committee and let them know that she serves as the Board liaison to the employees who work at the Sports Club and the Activities Coordinators. Ms. Staskel expressed her appreciation for all that each of the employees do and reported that everything is operating smoothly.

Landscape – Charlie Lechner

Mr. Lechner advised that a lot of diseased trees have been removed in the common areas and that tree replacements are currently underway. Additionally, the landscape crews continue to concentrate on shrub pruning, tree pruning and winter weed control. Perennials are in the process of being cut back and winter fertilizer has been applied to the turf. Pine needles are also in the process of being put out in the common areas.

Pools – Chuck Ende

Mr. Ende let the group know that the renovations of the bathrooms at Clarke Creek and Christenbury pools are currently underway as well as the major renovations to Clarke Creek pool. The recent snow and ice slowed the project down a bit; however, Mr. Ende advised that all renovations are expected to be complete before pool opening this summer. The renovation to Clarke Creek pool includes replacing the pool deck and the tile as well as re-plastering the pool surface and replacing the handicap railing.

Community Affairs – Mark Scarrow

Mr. Scarrow let the group know that the Cabarrus County side of Highland Creek has been approved for AT&T fiber and that the service should be available to residents in approximately six weeks.

Facilities/Special Projects - Rob Valencia

Mr. Valencia gave the following announcements with regard to facilities and special projects:

The play equipment at Clarke Creek, Harburn Forest, McChesney, and Whistler's Chase parks will be replaced soon.

The Board recently approved an easement for Duke Energy to install antennas on an electric tower near Christenbury pool. The new antennas will enhance the cellular coverage for T-Mobile customers in the area.

Prosperity Village Area Association received a grant to build 10 little libraries and has offered to provide one at Prosperity Park. This will provide a central location where Highland Creek residents can trade and share books.

Christenbury Roundabout

Mr. Valencia reported that the Board is currently working with the North Carolina Department of Transportation to come up with a permanent solution to prevent the damage done by large trucks driving around the roundabout. The Board hopes to find a solution that does not require continual repairs but still looks aesthetically pleasing for the community.

The meeting was adjourned at 7:15 p.m.

Respectfully submitted,
Leah Singleton
For the Association

	<u>12/31/2014</u>	<u>12/31/2015</u>	<u>12/31/2016</u>	<u>YTD - 2016</u>
<u>DELINQUENCY REPORT</u>				
Over \$350.00	60	40	39	
Over \$1,000.00	21	11	15	
Lien / Lien w/ FC to follow in 30 / Lien Special	13	16	5	
Foreclosure / FC Special / Lender FC	8	3	4	
Payment Plans	0	0	0	
Legal Agreements	7	3	9	
After bankruptcy / pre bankruptcy	11	13	10	
HOA Owns	3	3	0	
Total amount past due	\$148,896.14	\$124,530.97	\$114,243.49	

BANK STATEMENT

Cash - Checking, Paragon Bank	347,337.18	253,385.39	197,391.33
Cash - HCCA On Site 5th Third Bk	10,353.53	14,522.78	16,533.48
Cash - Reserves, Paragon Bank	196,326.17	360,327.65	503,848.94
Total CD's	1,500,000.00	1,600,000.00	1,700,000.00
Total Assets	\$2,054,016.88	\$2,228,235.82	\$2,417,773.75

GENERAL LEDGER PROFIT & LOSS STATEMENT

Total Income	6,876	27,765	(18,074)	3,036,629
Provisions for Reserves	(33,333)	(33,334)	(33,334)	(400,000)
Total Operations Income	(\$26,457)	(\$5,569)	(\$51,408)	\$2,636,629
Total Operating Expense	177,581	174,672	215,972	2,234,152
Total Administrative Expense	36,606	40,123	36,928	419,542
Total Expenses	214,187	214,795	\$252,900	2,653,694
Net Income / (Loss)	(240,644)	(220,364)	(304,308)	(17,065)

GENERAL LEDGER RESERVES STATEMENT

Reserve Funding	34,281	34,512	34,642	411,819
Reserve Expenses	34,538	23,540	11,000	193,297
Surplus (Deficit) Carried Forward	(\$257)	\$10,972	\$23,642	\$218,522

CD Information

CD-8638718, 12 mo @ .50%, Mat 01/05/17, CDARS	100,000.00
CD-8775642, 12 mo @ .50%, Mat 02/16/17, CDARS	100,000.00
CD-8847732, 12 mo @ .50%, Mat 03/09/17, CDARS	100,000.00
CD-8942271, 12 mo @ .50%, Mat 04/06/17, CDARS	100,000.00
CD-9079968, 12 mo @ .50%, Mat 05/18/17, CDARS	100,000.00
CD-9123169, 12 mo @ .50%, Mat 06/01/17, CDARS	100,000.00
CD-9229862, 12 mo @ .50%, Mat 07/06/17, CDARS	100,000.00
CD-9361604, 12 mo @ .50%, Mat 08/17/17, CDARS	100,000.00
CD-9405075, 12 mo @ .50%, Mat 08/31/17, CDARS	100,000.00
CD-9513021, 12 mo @ .50%, Mat 10/05/17, CDARS	100,000.00
CD-9638835, 12 mo @ .50%, Mat 11/16/17, CDARS	100,000.00
CD-9743124, 12 mo @ .50%, Mat 12/21/17, CDARS	100,000.00
CD-9513048, 03 mo @ .25%, Mat 01/05/17, CDARS	100,000.00
CD-9618508, 03 mo @ .25%, Mat 02/09/17, CDARS	100,000.00
CD-9618516, 03 mo @ .25%, Mat 02/09/17, CDARS	100,000.00
CD-9680173, 03 mo @ .25%, Mat 03/02/16, CDARS	100,000.00
CD-9700166, 03 mo @ .25%, Mat 03/09/16, CDARS	100,000.00
Total CD's	1,500,000.00

	1,600,000.00	1,700,000.00
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HIGHLAND CREEK UPCOMING EVENTS

<u>ACTIVITIES/ SPORTS</u>	<u>UPCOMING EVENT</u>	<u>DATE</u>	<u>DETAILS/LOCATION</u>	<u>FOLLOW UP ASSISTANCE (APPROVALS, ADDITIONAL NEEDS, ETC.)</u>
Activities	Adult Bingo	Friday, January 27 th	7 pm – 9 pm @ Players Grille	Continue meal tickets
Sports	Hornet's Game	Saturday, January 28 th	TBA	
Activities	CLT Reading Web	Saturday, February 11 th	4 pm – 7 pm @ PPCH	Kids event
Activities	Winter Bingos for kids	Saturday, February 18 th	10 am – 11 am (kids) 12 – 1 pm (MS) 2 pm – 3 pm (Kids) 4 pm – 5 pm (HS)	
Sports	HC Checker's Night	Friday, February 24 th	TBA	
Golf Club	Comedy @ the Creek	Saturday, February 25 th	8 pm @ Player's Grille	
Activities	Etiquette Classes (MS/HS)	Sunday, February 26 th	Times TBA PPCH	
Activities	A Walk in the Woods	Saturday, March 4 th	10 am – 10:45 am 11 am – 11:45 am	Sea Turtles "Giants of the Land and Sea"
Activities	Adult BINGO	Friday, March 10 th	7 pm – 9 pm @ Player's Grille	
Activities	Camp Meet & Greet	Tuesday, March 14 th	6 pm – 8 pm @ PPCH	
Sports	RTC 5K	Saturday, March 18 th	9 am @ HCES	
Activities	Easter Egg Hunt	Saturday, April 1 st	2 pm – 5 pm @ Prosperity Park	Rain date 4/2
Activities	Shred-It	Saturday, April 22 nd	9 am – 11 am @ Golf Club Lot	
Activities	Garage Sale	Saturday, April 29 th	7 am – 11 am @ RRMS	Online registration open 3/30