

Halcyon Village Budget Meeting Highlights

Meeting started at 6:05 — approximately 20 people attended

HOA President Robin Snow (RS) led meeting

Premise: the community has inherited a poor financial situation from Field Stone (FS) management company/ JLL (developer management company) / Roca Point (developer)

Dues and Assessment

- \$2000 assessment brings the Village up-to-date on our payments to the Master Association (MA) for 2024 and 2025.
- 34% increase in dues needed for projects and reserves moving forward - hopefully covering the 2026 MA fees so that no assessment is required next year.

Infrastructure

- Roads - there is a possibility that paving may happen when Roca Point (developer) completes the construction of the area where the bank and Trader Joe's is being built. There is a \$150K Road Bond that will be turned over to the community if the developer leaves the project before the roads are addressed.
 - ◆The Board does not know why paving was stopped short of completion last year.
- Pond - nothing to be done until vacant lot between the Forum and Embassy Suites is complete. There is a Pond Bond for 125K that will be turned over to the community if the developer does not address it before they move out of the project.
 - ◆Deb Snow provided a pond update relaying that she has been calling Forsyth County and they did come out to look at the pond and agree that the water is not flowing and has become stagnant. In addition, the county will review whether the developer can be forced to put up a fence around the pond.
- Common sidewalk repair - developer not responsive at this time and board believes there is no recourse until developer is ready to leave project.

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- Painting of townhomes - reserve study indicates that painting is not necessary for 10 years, in reality some of the townhomes need it much sooner. There is a 4 year difference between the first townhomes that were built and the last townhomes built. Reserves that were suppose to be set aside for townhomes by FS were used for other things. This budget will reserve \$ for townhome maintenance. In the meantime some touch-up painting may be able to be done.
- Pool - 42K went towards repairs at pool in large part because of mismanagement by FS. Residential Association presidents will be responsible for proper management moving forward.

Landscape

- Townhome/Single family patios will be blown off but any additional services example weeding is a special request. Neighbor brought up an issue of excessive weeds at some townhome patios and the board solution offered was to report the issue to CMA and they would reach out to the homeowner.
- Drainage issues along the common stair walk can't really be fixed but may be addressed by some French drains.
- Two new committees have been created:
 - ◆Landscape committee - Traci Hampton
 - ◆Social committee - Kristi Walser & Julie
- Communication solutions offered to the board to expand communication were a message board placed at the mailbox area and flyers to go out to each of the 62 homes for major announcements - annual meeting, assessments, etc.

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Additional Notes

- The board feels they have presented a lien budget. However, the \$18k allocated for new street signs and \$17k for the CMA to collect dues were highlighted. The question raised was, “Is this the right time to spend money on street signs when we are facing financial challenges with our reserves and other community priorities?”. This decision was made by the Residential Association, and our representative voted in favor of the expenditure. It was suggested that these are the types of things that can be brought to homeowners for a vote so our interests as a community are represented.
- When a comment was made that the Garden side looks great in comparison to the Village we were encouraged to go and use the Garden green space as we are contributing to the amenities over there as well. In addition it was brought to our attention that on the Residential Association board we have one vote and the Garden side has two so we are often out voted. A recommendation was made to research whether a representative of the Village townhomes be added to the Resident Association.
- When asked about the process of issuing fines to homeowners, it was explained that neither the board nor the CMA actively patrols for violations. Instead, violations and subsequent fines are triggered by neighbors submitting complaints about other homeowners to the CMA.
- It was recommended that the board look into filing a NOC (Notification of Compliance) with Forsyth County for the pool fence and gate that is not to code.
- A request was made that we expand the board to five members. The response was that we needed to put the request in writing to take up at the annual meeting. Applications for Board of Directors are due to CMA by Sunday, September 22nd, 2024 5:00pm to email cneville@cmacommunities.com. Please consider coming forward — there is much to do.