

Indian Wells  
Annual Meeting Minutes  
10.24.2024

Jacksonville Board of Realtors

Quorum was established

Introductions: Chasidy Abadia, Association Manager introduced herself and Jaynine Howard, Board Member. Taylor Applewhite, President was not present.

Review of Budget: Chasidy reviewed the 2024 budget with the members present.

Ratification of the Budget: The 2024 Budget was ratified, and Chasidy stated the board members can adjust to the budget for 2025.

Meeting was called to order at 6:02 pm

Review/Approve Minutes: The annual meeting minutes from 2023 were approved.

Treasurer Report:

- Balance in account of \$11,469.94 as of 09.30.2024
- Profit and Loss Year to Date: as of 09/30/24  
Income \$37,455.69  
Expenses \$44,637.90  
Net - \$7,182.21
- Delinquencies on this day are: 19.3% delinquent owners, \$31,200.00

Election of the Board Members:

- Nominations from the Floor:  
Jaynine Howard  
Taylor Applewhite  
Cindy Belanger
- Presentation of Candidates: Jaynine Howard and Cindy Belanger
- Candidate Statements: Jaynine Howard and Cindy Belanger introduced themselves
- Ballots were not necessary
- Announcement of Election Results:  
Jaynine Howard  
Taylor Applewhite  
Cindy Belanger

Announcements: None currently

## Open Forum:

- **Retention Ponds:** The retention ponds at Indian Wells are following the State of North Carolina. Monthly inspections are done each month to measure water levels as well as maintenance inside the pond and around the outside of the fence. This would include fence maintenance, mowing, weed eating, sapling removal and spray applications. There has been a lot of trash this year removed from the inside of the ponds such as couches, normal debris and drug paraphernalia. The retention ponds are serviced quarterly to remove vines, weeds and wood removal from the ponds as well.
- **Dog Park Fence:** The dog park fence has been damaged and A+ Maintenance will repair the fence at no cost to the association.
- **Meeting with the Lawn Care Company:** Jaynine and Taylor suggested meeting with the lawn care company to discuss lawn maintenance, trash removal, dog park maintenance and go over the common area maintenance that needs to be performed such as edging. Also, it was asked when their contract was up for bid and if they have a contract through 2025. They will only maintain the common areas moving forward and not the fronts of yards any longer due to budget constraints as well as it not being common areas.
- **Monthly Events:** Jaynine stated that she would like to see the community have yard of the month again and a decorations contest. She believed the members enjoyed those events and would like to see this be implemented again in 2025. It was also stated that because the neighborhood is heavily tenant based, the tenants can also participate.
- **Trash Pick-Up:** This has been an ongoing issue at Indian Wells. Due to it being in the county, owners and tenants will leave bulk items when properties are vacated and sometimes the HOA will have to remove these items which cost the association additional monies. Chasidy stated she would assist with the property management companies to see if she can assist with these items being removed during their moveouts and send violations to owners whose tenants did not comply.
- **Violations:** the following violations are a concern to the board members:
  - Parked Vehicles on Property- operable and non-operable
  - Trash in Yards- Front, back and in the wooded areas behind the townhomes
  - Overgrowth behind the fences
  - Backyards with the middle units
  - Trash cans left by the road and not removed
- **Lack of Community Support:** Jaynine stressed the importance of having the community help the board members with reporting violations, community events and volunteering on the board. Because the neighborhood is heavily tenant based, it is hard to obtain help from the members.
- **Management Company Responsibilities:** Chasidy stated she handles all the administration for the association along with being a liaison between the membership and the board as well as a liaison between the association attorney and the board of directors. Finally, she stated that she can't make any financial decisions alone, that she takes direction from only the board of directors.

- Parking Issues: Chasidy stated that even though there are cars that need to be towed, the roads are state maintained, and the management company can't have vehicles towed. The highway patrol will need to be called for assistance.
- Liens and Foreclosures: Chasidy stated that liens filed on properties are only good for three years. She is foreclosing on properties who have not paid their HOA dues in years. She is doing this for all associations.
- Dues Increase: Jaynine and other board members stated the dues will need to increase for 2025 the amount that is allowed per the covenants.
- Dumpsters: Jaynine expressed the need for the dumpsters to come back in 2025 for a limited time and specific dates so people can remove their bulk items the right way instead of them laying in the yards. If the budget allows for this in 2025, they would like to see this done.

Meeting Adjourned at 7:06 pm