

3 CW HOA BOD OLD BUSINESS AND NEW BUSINESS

October 14, 2025 – November 4, 2025

Old Business:

1. Contractual Agreement with B. P. Drainage to extend the popups out at 8891 Sweet Cherry Ln. to prevent drainage issue – **Cost pending - on hold.**
2. The Townhome Maintenance Responsibility List was revised in October:
 - a. A disclaimer was added that exempts the HOA BOD Officers from liability for any damages caused by repairs/additions to the homeowner's home.
 - b. Allowing a homeowner to paint their front doors if an Owner Application for Exterior Architectural or Landscaping Change/Repair form has been submitted and approved by the HOA BOD. The Maintenance List names the paint to be used.
 - c. The painting of the door from the sunroom will be painted by the HOA or the homeowner may paint their own door if an Owner Application for Exterior Architectural or Landscaping Change/Repair form has been submitted and approved by the HOA BOD. The Maintenance List names the paint to be used.
 - d. **These changes were approved during 3CW HOA BOD Working Meeting held September 23, 2025, and recorded in the Working Meeting Minutes.**
3. Contractual agreement with Mr. Handyman of Mooresville to paint and caulk two residences: 8330 North Star Ct. and 2776 Sunburst at a cost not to exceed \$734.00. **Approved during the 3CW HOA BOD Working Meeting held on September 23, 2025, and are recorded in the Working Meeting Minutes. Completed.**
4. Proposed amendments to the Bylaws and the ballot for the November 13, 2025, 3CW HOA General Membership Meeting **were approved by the BOD during the 3CW HOA BOD Working Meeting held on September 30, 2025, and recorded in the Working Meeting Minutes.**
5. The Meeting Notice, Meeting Agenda, Proxy Form, Directions, and Flowchart were all approved for the November 13, 2025, 3CW HOA General Membership Meeting. **These documents were all approved during the 3CW HOA BOD Working Meeting held on September 30, 2025, and recorded in the Working Meeting Minutes.**
6. The Lincoln Landscape contract for landscaping maintenance was renewed for 2026 at the same cost as 2025; \$174,600.00/year. **This item was approved by the BOD during the 3CW HOA BOD Working Meeting held on September 30, 2025, and recorded in the Working Meeting Minutes.**
7. The Superior Association Management contract for HOA management was renewed for 2026 at the same cost as 2025: \$33,600.00/year. **This item was approved by the BOD during the 3CW HOA BOD Working Meeting held on September 30, 2025, and recorded in the Working Meeting Minutes.**

New Business:

1. Contractual Agreement with B. P. Drainage was approved for additional work at North Star Ct. for adding larger tubes (4" to 10") and adding a catch basin at a cost not to exceed \$7,050.00. **Approved during 3CW HOA BOD Working Meeting held October 7, 2025, and recorded in the Working Meeting Minutes. Schedule TBD.**

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2. The Townhome Maintenance List was changed for the following: HOA will take the responsibility for the sanitary sewer lifts; the HOA would be responsible for checking the pumps every 2 years to see if they are working properly; and will inform the residents that have the sewer lifts; inform the residents what they should not do regarding flushing items (such as not flushing wipes or feminine products) down their toilets, not pouring grease down the drains, use surge protectors and consider installing a backup battery system. The HOA will pay repair costs, if needed, as long as the resident has not broken the rules and have the sewer lifts inspected every 2 years. **Approved during 3CW HOA BOD Working Meeting held October 21, 2025, and recorded in the Working Meeting Minutes.**
3. The Architectural Standards and Guidelines and the Landscape Standards and Guidelines were changed and sent to the community via email and are on the website. In addition, they are also available in the library in the large binder containing the Governing Documents, the Policies and Procedures and the 3CW forms. **Approved during 3CW HOA BOD Working Meeting held October 21, 2025, and recorded in the Working Meeting Minutes.**
4. Contractual Agreement with Landmark Fence was approved for removing the broken wood fence at the end of Sonata with a white vinyl fence at a cost not to exceed \$2,271.00. **Approved during 3CW HOA BOD Working Meeting held October 21, 2025, and recorded in the Working Meeting Minutes. Schedule TBD.**
5. The BOD has decided unanimously to use Mountain Ridge will be used to paint doors for those units in Phase A of the community in 2026 for the price of \$225-\$250 per door dependent on how many coats will be needed. **Approved during 3CW HOA BOD Working Meeting held on October 28, 2025, and recorded in the Working Meeting Minutes.**