

1 The Millstone Ridge Homeowners Association, Inc.

2 Matthews, North Carolina, USA.

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4 Board meeting 04/09/2025

5 1. The meeting was opened approximately 7 p.m., at the home of Dave and Jane Burdecki, by Connie  
6 Massetti; President.

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8 2. Attending: Nate Huggins, Connie Massetti, Noor Altaie, Carlos Mason, Dave Burdecki, Jane Burdecki,  
9 Kevin Ridley and Tony Trevino.

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11 3. Old Business:

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13 a. Three bids (\$1,200, \$1,100 and \$900) were acquired from licensed and insured contractors for  
14 the pool area to be pressure washed. The board selected the lowest bid.

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16 b. Nate Huggins coordinated with Hawthorne Management Company to acquire a copy of our  
17 existing HOA contract but was told that the current contract is being revised, and a copy will be  
18 forwarded to us soon. Nate is now seeking to acquire a copy of our original HOA Contract with  
19 Hawthorne Management and all previous addendums and revision from the date of origin to  
20 present.

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22 c. All existing Architectural Reviews (ARC) have been closed out due to them being open longer  
23 than 60 days. The HOA Board will refine the ARC process to have all requests forward directly to  
24 the HOA Board for approval. Owners of all rental properties in the HOA will be notified of  
25 violations, in addition to notifying the occupying residents. Carlos Mason will make appropriate  
26 changes to the HOA Website to accommodate these initiatives.

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28 d. Monthly community inspections are the responsibility of Hawthorne Management and they are  
29 not being done. Connie Massetti and Jane Burdecki will identify issues, contract violations, etc.,  
30 and present them to Hawthorne Management for resolution. We will also ask Hawthorne

31 Management for a copy of their "Fines Matrix" or the tool they use for enforcing the HOA  
32 policies/By-Laws. If Hawthorne Management cannot do the job, we're paying them to do, we  
33 will seek a management company that can.

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35 e. Financial Update: We have one resident who has delinquent dues, has not responded to  
36 payment requests and the action is now being forwarded to the attorney for a lien placement  
37 action.

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39 f. Broken sidewalk at the entrance to the pool parking lot will be repaired by the Town of  
40 Matthews after the tree that is causing the sidewalk damage is removed.

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42 g. The tree that is causing the damage to the sidewalk at the pool entrance will be removed as  
43 soon as Ruth Burdecki can get three (3) estimates from a contractor, and we select one.

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45 4. New Business:

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47 a. The pool will open on May 10, 2025, as stated in our pool contract. Connie will purchase four  
48 (4) umbrellas for the pool.

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50 b. Bright View Landscaping Company (the HOA landscape contractor) will charge an additional cost  
51 to cut down bushes at the pool house and remove dead Juniper Trees from the common area  
52 and along the retaining wall on Ivey Wood Lane. Connie is conversing with Bright View  
53 Landscaping on this issue and will keep us posted.

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55 c. Currently, 24 homes are not signed up to use the HOA Website. Consequently, the HOA Board is  
56 considering sending hard copies of our spring letter and other HOA documents to their homes to  
57 keep them informed.

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59 d. Kevin Ridley will follow up with Stacey Selkis regarding any open violations.

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61 e. Tony Trevino strongly recommended that we find out from Stacy if our HOA or Hawthorne  
62 Management Company is a member of the Community Association Institute (CIA). If we are  
63 not, he recommended that we join as there are many benefits, assistance and guidance to be  
64 acquired by being a member. Connie will also inquire about this during her dialogues with  
65 Stacey.

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67 f. The next meeting, date to be determined, will be at 2614 Tall Pines Lane.

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69 5. The meeting ended at approximately 8 p.m.

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71 Nate Huggins, Secretary.

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