

1 The Millstone Ridge Homeowners Association, Inc.

2 Matthews, North Carolina, USA.

3 Board meeting 09/03/2025

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5 1. Meeting open approximately 7:40 p.m., by Connie Massetti, President.

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7 2. Attending: Connie Massetti, Nate Huggins, Carlos Mason, Tony Trevino, Jane & Dave
8 Burdecki, Ghasaq & Noor Altaie and Sylvia Thomas (Hawthorne Management Company
9 Representative).

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11 3. Finance: Tony Trevino conducted a Financial Audit of the HOA's Financial Accounts and
12 discovered that we are \$10,000 over budget (as of May 2025). This is due to legally and
13 mandatory scheduled increases in annual HOA Dues not being implemented over the past few
14 years. Toney Trevino stated that we must have a Reserve Account to handle projected large
15 expenses, repairs, replacements, etc. Hawthorne Management will provide us with a 2026 budget
16 in October 2025, and we will ratify it in November 2025. Our next scheduled Annual HOA
17 Resident's Meeting will occur in February 2026. Location, time, etc., will be provided later.

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19 4. Bids and Quotes: Hawthorne Management Company (Sylvia Thomas) will provide Tony
20 Trevino and Noor Altaie with a variety of competitive contractors to consult with before
21 renewing our existing contracts. In an effort to save money, (\$2,400), no Fall Annuals will be
22 planted, but pine needles and possibly a few shrubs will be substituted. Tony Trevino will also
23 pursue acquiring and/or constructing a list of all of our HOA Assets.

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25 5. Lien vs Foreclosure: The board determined that it is not in the best interest of the homeowner
26 nor the HOA to foreclose on a home, but fines, penalties and a lien will be imposed on
27 violators. Currently, the fees that can be imposed on violators can range from \$25 to \$100 per
28 day, according to Hawthorne Management Company.

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30 6. Connie Massetti informed the HOA Board that they are not to interfere with violators at the
31 pool but are to notify the Matthews Police. The cameras at the pool have been instrumental in
32 identifying violators and have become a tremendous asset for the police. Currently, the police
33 are investigating the vandalism that occurred at the pool and have identified the perpetrators.

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35 7. Community Garage Sale will be conducted on October 11, 2025.

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37 8. Sylvia Thomas, Hawthorne Management Company, provided the HOA Board with an
38 updated contract for our review.

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40 9. All future HOA Board Meetings will occur 6:30 p.m.

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42 10. Meeting closed approximately 8:30 p.m., by Connie Massetti, President.

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44 Thank you,

45 Nate Huggins, Secretary

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