

1 The Millstone Ridge Homeowners Association, Inc.

2 Matthews, North Carolina, USA.

3 Board meeting 10/23/2025

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5 1. The meeting was opened at 6:30 pm by Noor Altaie at the home of Dave and Jane
6 Burdecki.

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8 2. Attending: Carlos Mason, Tony Trevino, Noor Altaie, Dave Burdecki and Jane
9 Burdecki. Connie Massetti and Nate Huggins were unable to attend. Sylvia Thomas,
10 Hawthorne Management, was unable to attend due to Covid.

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13 **3. Old Business:**

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15 a. Connie Massetti continues to wait for an update from MPD Officer Evans
16 regarding an incident occurring on 4/25/25 after hours at the pool involving
17 trespassing and vandalism by juveniles.

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19 b. The new fiscal budget will be mailed out around December 1, 2025. It is
20 anticipated that dues will be increased in the future to assist in a longtime oversight
21 previously brought to this Board's attention by Hawthorne Management that,
22 according to our CC&R (Covenants, Conditions & Restrictions), Article VI, Section 6.3
23 our dues should have automatically increased by an additional \$240 when the pool
24 was completed. As a result of this oversight, our reserves are currently lower than
25 necessary to make needed repairs and updates to our common property. The Board
26 of Directors will determine how much the dues will need to be increased. The CC&R
27 allow us to only increase the dues up to 10% per year.

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29 c. The Board agreed to change vendors to manage our pool due to current
30 standards being lower than acceptable. The Board will vote to contract with
31 Aquatech Pool Management.

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33 d. A look at the pool cameras documented very little use into September. In 2026,
34 the pool season will run from the 1st Saturday in May through Labor Day, saving us
35 approximately 15% in expenses.

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37 e. Hardware will be replaced on all doors at the pool, including the entrance,
38 storage, and bathrooms. The bathroom deadbolts will be locked from the outside
39 only to prevent anyone from being locked inside.

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41 f. To partly understand why our water bill has been high, the Irrigation System in
42 the pool area was turned off for one month resulting in a substantial saving in our
43 water bill. It is the plan that a new Landscape Contract company will assess the
44 irrigation system and fix necessary pipes. It was also suggested that a system of rain
45 sensors be installed so the sprinklers will not run during periods of heavy rain.
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48 **4. New Business**

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50 a. The Board is waiting for Hawthorne Management to provide three competitive
51 bids for a new Landscape Contractor.

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53 b. The Board will investigate other HOA Management companies to compare with
54 the services we receive from Hawthorne and to ensure we are receiving all the
55 support expected and at the fairest price.

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57 c. A Fining Matrix, which will clearly communicate to residents what fines will apply
58 for non-compliance to Millstone Ridge Covenants, will be set up and posted on our
59 website. Hawthorne Management will confirm it to be in compliance with NC laws
60 before it is posted.

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62 d. The Board has voted that no foreclosures will be enforced on residents for non-
63 compliance. However, liens with accruing late fees, will continue to be applied and
64 will prevent a homeowner from selling their home until those liens are paid.

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66 e. The Board would like to raise the Capital Contribution Fee (the amount of money
67 paid by a new owner when a home is sold in an HOA community.) A percentage of
68 that fee is paid to the community. The Millstone Ridge Capital Contribution Fee is
69 currently \$200, less than most Capital Contribution Fees. The Board will look at how

70 this fee can be increased. We need to have 60% of the community vote in favor in
71 order to approve the change.

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73 f. The HOA Board Budget Ratification Meeting will take place at 6:30 pm on
74 November 13, 2025 at the home of Dave and Jane Burdecki, 2620 Tall Pines Lane.

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76 g. The Annual HOA Community Meeting will take place in February 2026. The date,
77 time and location will be named as soon as possible.

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79 h. New holiday wreaths for the entrance will be purchased this year as the old ones
80 needed to be replaced. Decorating the pergola with garland and bows was also
81 discussed.

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83 5. The meeting closed at approximately 7:45 pm.

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