

1 The Millstone Ridge Homeowners Association, Inc.

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3 Matthews, North Carolina, USA

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5 Board Meeting Minutes: December 15, 2025

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7 1. Meeting opened at 6:30 p.m., at Dave & Jane Burdecki's home, by Noor Altaie, President.

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9 2. Attending: Nate Huggins, Noor Altaie, Tony Trevino, Dave & Jane Burdecki, Sylvia Thomas (Hawthorne  
10 Management Representative) and James Shannon (resident homeowner).

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12 3. Old Business:

13 a. Upcoming 6:30 p.m., February 10, 2026, Community Homeowners Association Meeting at  
14 Matthews Fire Station #3, 3017 Matthews-Mint Hill Road, Matthews, NC 28105 is  
15 confirmed. Sylvia Thomas will ensure Hawthorne Management sends out appropriate  
16 notifications to all homeowners before the end of this year.

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18 b. Scheduled increase in Homeowners Dues are based on our HOA Bylaws and identified actions  
19 needed to keep our community and its assets viable. Dues are scheduled to increase by 10%  
20 next year. Tony will address the financial aspects of any prospective increase in dues at the  
21 February 10, 2026, Community HOA meeting.

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23 c. Landscape contract with Bright View was reviewed and the board decided unanimously not to  
24 renew it. Consequently, Hawthorne Management is seeking a more cost effective Landscape  
25 Contractor for us.

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27 d. Interest in acquiring a new HOA Management Company has become a great priority due to poor  
28 communications and the inability of Hawthorne Management Company to respond to our  
29 board's concerns in a timely manner. The board will continue looking for an appropriate  
30 company.

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32 e. The board requested that Hawthorne Management Company transfer/release \$8,000 from the  
33 Reserve Account to cover October and November 2025 expenses (Landscape, Pool Management,  
34 Insurances, Water and Duke Energy ) that exceeded our budgeted allocations.

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36 4. James Shannon (Resident homeowner @ 2602 Tall Pines Lane) attended this meeting to ask questions  
37 and get clarification regarding several concerns he had.

38 a. James asked the board how did our dues deficit went for years without ever being  
39 addressed? We shared with him how this community has been managed by a number of HOA  
40 Boards over the past 23 (+) years and on one occasion managed by a one (1) man board. This  
41 individual eventually quit due to not getting adequate support from Hawthorne Management  
42 Company, not having a contract for managing the 99 homes in this development, and told our  
43 community homeowners that either someone takes over this job or Hawthorne Management  
44 will. We, a group of volunteers, decide to assume control of how our community would be  
45 managed, conducted an analysis of our HOA Bylaws, existing contracts and sought historical  
46 information from previous HOA Presidents. We quickly found deficits and problems (budgeting,  
47 contracting, management, etc.) that had to be addressed if our community was to survive and  
48 not be at the mercy of a HOA Management Company. Obviously, these problems have been  
49 building/ongoing for over 20 years. Consequently, the proposed increases in homeowner dues,  
50 termination of various contracts, acquisition of more cost effective contracts, analyzing each  
51 budget line item and prudent management of our HOA Assets should provide us with a  
52 responsible path forward and eventually a balanced budget. Additionally, there is no one issue  
53 (i.e., the pool and the relevant vandalism and repair expenses) that has created these  
54 problems. We must maintain a healthy financial reserve (approximately \$75K) to cover  
55 anticipated future repairs (i.e., pool roof replacement, pool lining repairs/replacement, Pergola  
56 Repairs, etc.)

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58 b. James also asked why the board decided not to foreclose on a resident who has not paid their  
59 HOA Dues. We shared with him that the cost of foreclosing (legal expenses, court requirements,  
60 additional fees, etc.) was not cost effective for a small community of homes as ours which has  
61 very little money. Additionally, we would be assured of getting all money owed to us at the time  
62 a homeowner sells/closed on their home.

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64 c. James acknowledged that he understood and was pleased with our answers and left the  
65 meeting.

66 5. New Business.

67 a. Sylvia was asked to speak with Hawthorne Management Company regarding lowering the cost of  
68 their services, finding us a more affordable landscape company, forwarding all necessary papers  
69 to our president to effect the transfer of \$8,000 from the reserve account and clarify our  
70 questions regarding additional homeowners who have not paid their assessments.

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72 6. The meeting closed approximately 7:30 p.m.

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74 Nate Huggins, Secretary

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