

1 The Millstone Ridge Homeowners Association, Inc.

2 Matthews, North Carolina, USA.

3 Board meeting 04/20/2026

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- 5 1. Meeting began at 6:30 p.m., at Dave and Jane Burdecki's home.
- 6 2. Attending: Noor Altaie, Nate Huggins, Carlos Mason, Tony Trevino and Dave and Jane Burdecki.
- 7 3. Old Business
- 8 a. Management Contracts: The old Homeowners Association Management Contract with
- 9 Hawthorne Management Company was terminated with zero penalties. New Homeowners
- 10 Association Management Contract is with Community Association Management Services
- 11 (CAMS).
- 12 b. Transition process and activities: The two management companies are currently working
- 13 together to ensure a smooth transfer of all HOA documents, homeowners' information and
- 14 all relevant covenant information to facilitate the complete transfer effective June 1, 2026.
- 15 c. Homeowner's payments: CAMS will commence handling all homeowner's payments
- 16 effective June 1, 2026. Homeowners will be formally introduced to CAMS, their policies,
- 17 procedures and services later. Their information will also be posted on our association's
- 18 website.
- 19 d. Landscape Services: Contract with Bright View Landscaping Company was terminated
- 20 February 28, 2026. New Contract with Jesus Landscaping Company created February 1,
- 21 2026. Tony Trevino will secure a copy of the new contract.
- 22 e. Flowers and Grass Issues: Flower installation at community entrance is not in the new
- 23 contract, therefore we can have them installed whenever we decide. Grass near the pool
- 24 has deteriorated. Tony Trevino will seek quote to repair the water pipe at the pool and ask
- 25 Jesus Landscaping Company to re-seed the deteriorating grass area.
- 26 f. Pool Companies: Contract with Aquatic Carolina Pool Company terminated on December 31,
- 27 2025. New contract with AQUATECH Pool Company was created on January 1, 2026. The
- 28 pool filling water hose will be repaired/replaced with a projected pool opening date of May
- 29 2, 2026. Due to frequent vandalism, the pool water fountains will be removed and the dry

30 wall repaired. Noor Altaie will acquire a quote for both. Dave Burdecki is actively pursuing a
31 solution to prevent trespassers from climbing over the pool fence.

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33 4. New Business:

34 a. Speed and traffic Control: The Matthews Police are considering placing Speed Bumps
35 throughout our community. The Town of Matthews will pay for this, and the Speed Bumps
36 may be in place by the beginning of next school year.

37 b. Open ARC Status: No open ARCs per Dave Burdecki.

38 c. Pool Phone: Tony Trevino will check with the new management company regarding handling
39 phone billing and account issues and Carlos Mason will check the phone instrument for
40 technical issues.

41 d. Pool Camera Status: All cameras are operational per Carlos Mason.

42 e. Board Member Concerns:

43 (1). Kids with Electric Bikes – need to address safety and control concerns and make it a
44 Covenant issue.

45 (2). How to make changes to our HOA Covenant – requires a super majority vote from
46 homeowners and we have had two amendments since inception.

47 (3). Parking on lawns – need to enforce this as a covenant violation with correlating
48 penalties.

49 (4). Multiple Cars parked on sidewalks and grass between sidewalks – need to address this
50 via our covenant as it does not look good and is a safety hazard.

51 (5). Unsightly items in yards – need the new management company to address these areas.
52 A neighbor had a Halloween Skeleton on display in their front yard long after Halloween was
53 over and now has it on display in their backyard. This is not a good look or good fit for our
54 community. Another neighbor has a basketball goal laying down in their front yard near the
55 road. It has been there for months, and it is not a good look or good fit for our
56 neighborhood.

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58 God Bless You!

59 Nate Huggins, Secretary

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