

1 The Millstone Ridge Homeowners Association, Inc.

2 Matthews, North Carolina, USA.

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4 Minutes of HOA Board of Director Meeting July 14, 2026

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6 1. Meeting began at 6:06 at Dave and Jane Burdecki's home; opened by Noor Altaie.

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8 2. Attending: Noor Altaie, Nate Huggins, Carlos Mason, Dave Burdecki and Jane Burdecki. Absent: Tony
9 Trevino.

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11 3. Old Business:

12 a. Unsightly items in multiple neighbor's yards (Halloween Skeleton on display and basketball goal
13 laying in front yard) resolved.

14 b. Neighbors parking multiple cars on sidewalks and on lawns has also been resolved.

15 c. The pool phone has been fixed/made operational.

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17 4. New Business:

18 a. The pipe at the pool that handles pool water overflow/drainage is not working. The pipe is clear, yet
19 the water flows backwards. Dave Burdecki will trouble shoot this issue and acquire an estimated cost to
20 resolve this problem.

21 b. Multiple pool violations (pool vandalism in 2023 and Sex in the pool in 2025) have cost homeowners
22 over \$2000 to drain the pool, make repairs, clean the pool, perform the required sterilization, and refill
23 it. Efforts to prevent this (deploying the police, HOA Board Members intervention, camera recordings,
24 etc.) have not been successful as many neighbors are providing non-residents access to the pool and
25 others are jumping the pool fence late at night. We will ask our Homeowners Management Company
26 (CAMS) to address this issue and apply the appropriate fines to guilty homeowners who allow
27 unauthorized persons access to the pool. We will also ask the police to apply the appropriate penalties
28 to other violators.

c. Flowers at the front entrance of our subdivision will be installed on Thursday, July 16, 2026. Noor Altaie and Dave Burdecki will turn on the water to the Pergola and front entrance to support watering the plants.

d. The pool has two valves that must be changed periodically. AquaTech, pool maintenance company, has quoted \$600 to change one valve. Carlos Mason will inquire as to the needs and costs to maintain the pool.

e. Although we are under contract with CAMS, their services have not been without concerns. We have requested and not received a monthly community inspection report, a "Fines Matrix", any feedback regarding ARC Reviews, and any details regarding multiple financial transactions that should have occurred during the transition from Hawthorne Management Company to CAMS. Noor Altaie is actively engaging CAMS to address these concerns.

f. Current violation regarding 13036 Phillips Road: a fence has been erected without submitting an ARC Request. The HOA Board will reach out to this resident to address this issue.

e. Finalizing any budget issues and related actions were postponed due to the unavoidable absence of our Treasurer (Tony Trevino). The budget will be addressed soon and shared with our community.

5. The meeting ended approximately 7 p.m.