

1 The Millstone Ridge Homeowners Association, Inc.

2 Matthews, North Carolina, USA.

3

4 1. The Meeting opened at 6:35 p.m., by Noor Altaie, President.

5 2. A quorum of 10 households was verified by the President, as 15 households were
6 present/represented.

7 3. The Pledge of Allegiance to the United States Flag was led by Nate Huggins.

8 4. Prayer was provided by Nate Huggins.

9 5. The Financial Report and Budget were presented by Tony Trevino, Treasurer. The budget will be
10 voted on by the HOA Board at its next meeting.

11 6. Various questions were entertained by the HOA Board and homeowners appeared to be satisfied
12 with the answers given. It was made clear that we are pursuing acquiring another Home Owners
13 Association Management Company, are aggressively seeking ways to reduce our various maintenance
14 costs, we must build up our financial reserves to handle anticipate future capital costs, each home
15 owner will experience a 10% increase in this year's annual HOA Dues, no home owner will be charge a
16 late fee due to late mailing of bills by Hawthorne Management Company and future increases in dues
17 will occur until we get in line with our bylaws. Additionally, home owners were invited to join the HOA
18 Board.

19 7. Nate Huggins, Secretary, presented the December 15, 2025 HOA Board Meeting Minutes, Tony
20 Trevino made a motion that we accept the minutes as read, Andrew Kennedy second the motion and
21 the HOA Homeowners unanimously approved it.

22 8. The meeting closed at approximately 7:30 p.m.

23

24 Nate Huggins, Secretary

25