

Larkin Homeowner's Association 2016 Annual Meeting

The annual meeting of the Larkin Homeowner's Association was held Tuesday, March 1, 2016, at the Larkin Clubhouse with 33 members present representing 22 lot owners. The meeting was opened by the President, Robert Spencer at 6:35 pm.

Bob welcomed all to the meeting. He then introduced the current Board: Tong Wang, Vice-President; Moni Trott, Secretary (unable to attend); Dawn McGinn, Treasurer; and Chris Borst, representative of the Declarant. The 2015 Minutes were mailed with the annual meeting notice, and with no additions or corrections, a motion to approve was made by John Spencer and seconded by Chris Borst. The motion passed.

New staff for Larkin Golf Club were introduced by Bob. They are Gene Lemere, Golf and Tournament Manager and Sherrie Bulkley, Food and Beverage Manager.

The committee reports began with the Neighborhood Watch Committee. Sandi Rabe, Chair, recognized co-chair Larry Speelman and the members of the committee by identifying the Block Captains and asking members to notify their closest Block Captain of any suspicious or malicious acts in the neighborhood. Officer Chan Austin, our coordinator from the Statesville Police Department who had a schedule conflict, asked Sandi to report that our neighborhood had been quiet with no problems to report.

The Beautification Committee report was given by Chris Borst. Tim Johnson Landscaping, Inc. is our landscape maintenance contractor for 2016. Duke Energy recently removed the trees under the power lines at our main entrance. Our landscapers will replant appropriate shrubs and the entryway beds in April.

The Architectural Review & Covenant & Bylaws Committee report was given by Bob Spencer for Chair Larry Speelman. Bob appealed for more volunteers to join this committee. During the past year, approvals were given for adding two pools and for two significant modifications to homes. The approval process went smoothly and resulted in adding value to these homes and the neighborhood.

Connie Terll gave an update on the lawsuit in the foreclosure proceedings by the Goforth Trust affecting the residents in Phase IV on Wedge View Way which began in April, 2013. On February 2, 2016, the Court of Appeals of North Carolina upheld the finding of the Superior Court in favor of the homeowners. The Goforth Trust can still file an appeal by March 8, 2016, to the North Carolina Supreme Court.

The Social & Welcoming Committee Chair Cordula Mayer was introduced and thanked for the refreshments she provided for the annual meeting. We had one social event during this year which was a well-received pool party with fresh pizza made poolside attended by 60 adults and 20 kids. Cordula welcomed 11 new homeowners last year: five on Hunters Hill, five on Fox Den Circle, and one on Tenth Green Court.

The Website Coordinator, Blake Jurgensen, gave an update on the website for Larkin homeowners. Using www.larkinhwa.org members can find a calendar of events, important announcements, minutes of monthly Board Meetings, samples of forms and documents and other important information relating to the neighborhood. By signing in using a password, members are able to interact online with their neighbors. Blake reminded the members, now numbering 40, to keep the forum content positive. The public part of the website also serves to entice prospective home buyers to the area. The website had

3,852 hits in January and 1,800 hits in February. Blake brought a computer and volunteered to share how the site works after the meeting.

The Financial Report of 2015 was provided to the members as a handout. Dawn McGinn and Bob answered questions from the homeowners on several items. Dawn explained that our accountant provides monthly detailed financial statements to the Board. Homeowners may request information from these reports. A motion to approve the 2016 Proposed Budget was made by John Spencer and seconded by Ronda Bumgardner. The motion passed.

There was no election of new Board members. Bob Spencer and Dawn McGinn are serving terms ending in March, 2017. Tong Wang and Moni Trott are serving terms ending in March, 2018.

The Homeowners Meeting ended with a series of questions and answers. The first was "Who is the current Declarant for the Larkin Homeowner's Association?" The answer given by Chris Borst is Dave Cuthbertson, CEO True Homes. Among several items discussed were the price of Pool Membership, who can use the grill at the pool, the repair of the fountain in the pond by Hole 10 and future development at Larkin and in the neighborhood.

A motion to adjourn the Annual Meeting was made by Sandi Rabe at 7:34 pm and seconded by Bill McGinn. The motion passed.

Respectfully submitted,

Martha Hazelton
Note taker