

Larkin Homeowners Association Annual Meeting 2017

Meeting Topic:	Larkin Homeowners Association Annual Meeting
Date:	03/07/17
Time:	06:30:00 PM
Location:	Larkin Clubhouse – 170 Clubhouse Dr. Statesville, NC 28677
Facilitator:	Board of Directors
Participants:	Bob Spencer, Michelle Holman, Chris Buttrill, Scott Lee, Joe Marino and LaRaine Lentz (BMC)
Absent:	Gene Lemmers

MEETING MINUTES

Call to Order: 6:30PM

- Welcome & Introductions:

Bob Spencer welcomes the community to the meeting and also welcomes/recognizes new homeowners. Mr. Spencer also introduces the representatives of the Board of Directors, Chris Buttrill and Scott Lee from True Homes and Michelle Holman and himself of the Larkin Community. Gene Lemmers was mentioned as a Board Member but was not present at the meeting. Mr. Spencer thanks previous Board Members for their service to the community.

- Neighborhood Watch:

Sandy Rabe gave the attendees an update of the Neighborhood Watch and the way the system worked. She recommended that if homeowner were interested that they should sign up.

- Braesael's Role in the Larkin Community:

Joe Marino introduces himself and LaRaine Lentz from Braesael Management Company. Mr. Marino explained what the role of the management company in Larkin's community would be. Braesael will perform administrative work for the Board of Directors, accounting and financials, violation inspections, vendor interface and be the liason between the Board and the Association. Also, Braesael will assist with website functions if needed. Mr. Marino gave Braesael's background in property management and the 16 years' experience that the company has.

- Development Update:

Scott Lee from True Homes gave an update of the building in Larkin and background on True Homes. Mr. Lee explained that True Homes has taken on the builder/development role in the community. They explained that they have no intention of controlling the Board though they do sit on it as members. Mr. Lee reviewed the Tribute Homes that will be built and that they are one floor homes for active adults and ranch style homes. The homes will range from 1600sq ft-3100 sq ft and will start out at \$220,000.00. There is also a plan for 29 townhomes from the high \$190,000's to \$300,000. DR Horton is still building in Larkin as well. It was also explained to the community the Larkin HOA does not own the Golf Course or the Clubhouse. Holes 10 & 11 will be ready to play in July.

- Call for Volunteers:

Michelle Holman asks for volunteers for the landscape and social/welcome committees. She explains what the duties and responsibilities are for each committee and the minimal time requirement.

- Budget Ratification:

Joe Marino presented the proposed 2017 budget to the attendees of the meeting. Mr. Marino explained that the budget for landscaping has decreased due to the contract price being reduced. There were questions asked about the pump for the lake at the golf club. If this is going to be done, it must be paid for by the HOA. If the funds are available, the Board will look into getting quotes for the pump. After all questions regarding the budget were answered from the community, Joe Marino ratified the 2017 Larkin budget.

- Update on Wedgeview Way:

Connie Terll from the community gives an update of the foreclosures on Wedgeview Way.

Adjournment: 7:53PM