

Regency HOA Open Meeting (virtual)

Date: March 20, 2024

Attendees:

- Colin Devine
- Casey Howard
- Todd Murphy
- Emily Nail
- Wendy Bridgham
- Aaron Snitzer
- Chris Wall
- Greyson Katkaveck (Elite)
- [residents]

Start: 4:00PM

Call to Order (Colin)

- Introduction of Board Members.

Financial Update (Todd)

- **2024 03 20 Regency Board Meeting.xlsx**
- Overage in Recreation is from timing of pine straw.
- Intentional reserve spending from 2023 has lowered cash reserve (\$113k). This should replenish in 2024.
 - No reserve spending so far this year.
- Colin question: did we put money into a CD as was approved in last meeting? \$100k @ 4.89%. Todd: yes this is in a CD now.

Committees

- Landscaping (Todd):
 - Irrigation starting up. Repairs to irrigation last year. Not too much construction around irrigation, which is good and means little damage.
 - Penny Rd pond:
 - Slight dam damage
 - Catch basin silt buildup needs to be removed as well. Need quotes for this from Elite.
- Tennis (Aaron): Reservation system coming soon.
- Webpage (Aaron): No updates.
- ARC (Chris): Three ARC volunteers, but one is leaving. Call for new members.
 - Reminder: get ARC approval for projects. This reminder could be put in the newsletter. Submitting an ARC request is simple and straightforward.

- Appreciation for outgoing ARC member Susan’s work on the committee.
- Newsletter / Social (Emily):
 - First event of the year Spring Festival was the biggest ever with over 350 people.
 - Adult social upcoming.
 - Newsletter upcoming. Board members, send your updates.
- Pool (Colin):
 - Review of Riptides records from 2023.
 - regencyriptides.swimtopia.com
 - Pool furniture: Danbury delivered, the rest is on its way.

Management Report (Greyson)

- Ground Lights: Ongoing work. Contractor would like to meet with a board member to get some details on lights. Moreland Ct.
- Pet waste around pool: Homeowner request for waste station near pool. People dump bags in pine straw or pool trash cans. Todd: landscape committee has discussed this before and recommended against it. Wendy: this should be a reminder in the newsletter. Todd: Yardnique is contracted to pick up waste from pine straw.
- Pool:
 - Electrical inspection results and quote arrived. Cambridge failed tests on three hand rails. Needs simple fix: \$2,000 quote from NEC, a trusted specialist for this work. Can get other quotes, but this initial quote is recommended by Greyson based on previous work, recommendations, and price. Reduces risk of electric shock. NEC approved 7–0.
 - Motor repair. Two quotes. Covenant Pool Care chosen based on price. 7–0.
 - Filter and filter media quotes discussed.
 - Slide and baby pool items discussed. More quotes and swim team input needed.
 - Slide quotes: \$37k to ~\$14k.
 - Baby pool filled in: \$19,300.
 - Todd: can reserve funds be used for improvements such as slide? Greyson: recommends best practice of budgeting and marking reserve money for this expense in advance if project gets approved.
 - Pool phone \$250 installation that saves money each year going forward. Wireless solution. Will get quote.
 - Elite will send pool opening email.
- Traffic calming research from Cary (Taylor Auten, resident).
 - Resident request for Kelekent Ln.
 - Planning on submitting traffic calming request to Town of Cary. Cary should then appoint a rep to the project.
 - Aaron: Is the new appointed HOA rep for traffic calming and will get Taylor up to speed on open traffic calming projects.
- Pond muskrats. Continued upkeep.
- Colin: hybrid meeting possibility discussed. Greyson will reach out to venues to determine potential costs.

Resident Open Forum

- Michael Janni 100 St Brides Court. 202 Royal Glen Dr bright red Porta Potty in yard for about a year.
- Erin from social: Offsite meet and greet at Triangle Wine April 4th 6:30 – 7:30pm.

End: 5:18 PM