



2024 Annual Meeting
Homeowner Q&A
Live Meeting Discussion

1. What social events are coming up for the community?
 - a. Fall Festival 10/26
 - i. Chilli Cookoff 2 - 4 pm
 - ii. Trunk or Treat 5 - 8 pm
 - b. Diwali Event 11/9
 - c. Pictures with Santa 11/23
 - d. Blood Drive 11/24 10 - 2:30 pm
 - e. Golf Cart Parade 12/14
 - f. McCullough Holiday Party 12/21

2. Does the ARC fee apply to both townhomes and single-family homes?
 - a. HOA single-family homes. Townhomes apply to the TOA.

3. Why did the Board not give a summary of the changes to the Standards? The NLS was last updated in August 2023 and posted on the website. There were too many clarifications and formatting changes to articulate. It's best to refer to the current version when considering a project. Yes, changes were made. Unless you are an expert in everything in the NLS, you don't know what those changes are. It's like the Board doesn't want to share what they did. They need to provide a summary of those changes. It should be open communication.
 - a. This was covered in general during last year's annual meeting. The NLS is generally in the same format and sections are grouped logically for quick reference; unlike the 55-page CCR's which is a more difficult read.

4. Why are we paying Kuester a salary and they are charging variable costs e.g. ARC requests? We pay \$100K/year for support. Are we now being charged incremental costs on top of this salary?
 - a. The Admin overhead fees for collections, processing of violations, ARCs, etc. are part of the Kuester admin piece. The community manager cost is separate.

5. What size should the political flags?
 - a. 4' square

6. What are the reserves used for?
 - a. Provided this info - I've sent your question to the Board, but here is a link with basic information on how the Reserves are used -

<https://support.kuester.com/hc/en-us/articles/10586978427159-What-are-the-Reserves-in-the-Budget>

7. Based on the information provided here we have close to \$1M. Is that necessary?
 - a. Yes.

8. Could we add a sign "no construction trucks" at the entrance on Marfield and 51? The construction trucks for the new neighbors being built are entering and using our entrance to do a U-turn and they are too large and driving on the sidewalks. We should have a sign. Since it's private land we have the legal right to ban them from entering
 - a. We will take it as an action item to review.

9. One vote per address?
 - a. Yes. One vote per address for each ballot (budget ratification ballot, board election ballot).

10. Are there minutes from the September Safety meeting?
 - a. Notes were taken. No decisions were made but further discussion will be had.

11. Is the Board election a simple up or down vote on each candidate, or a yes/no on the full slate?
 - a. The board election has 2 seats open for a 2-year term each. There are 4 candidates, and each home will need to vote for 2 candidates. It is not a yes/no on the full slate.

12. What is the status of the alleys with Pulte
 - a. We wish we knew! We are meeting with Pulte monthly and holding them accountable. Once we have that information we will share it with the community.

13. When is Pulte going to pave the NC side?
 - a. We wish we knew! We are meeting with Pulte monthly and holding them accountable. Once we have that information we will share it with the community.

14. Could you provide more clarity on the dues for NC townhomes? Is it the same as the NC single-family homes?
 - a. Yes, the dues for the McCullough Neighborhood, to which this meeting pertains will be \$1331 for 2025 payable in quarterly payments. In addition, McCullough TOA has its association and separate Board of Directors. You will have a second assessment amount and payment schedule for the TOA. Your manager for the TOA is Ms. Rixie Dunn and I can connect you with her for further questions as needed.

15. What is the update on the dam?

- a. It was repaired once before Debbie. We are waiting for the engineer's insurance company's response at this time. More information will be forthcoming once we have it.

16. If we are going Zoom for all the meetings please use the AI champion which will automatically create a summary.

- a. This is not recommended by the Attorney.

17. If multiple votes in the election are received for the same address, how does Kuester and the board verify that the votes did not have foul play? Such as a neighbor submitting votes for multiple addresses in the neighborhood pretending to be another neighbor.

- a. Ashley's response in chat: I will say that we try to ensure all ballots received are received from the owner of the address. The paper ballots that will be mailed out do include the owner's name and address. The electronic ballot requires an email address.
- b. The Board and Meg weighed in that it's more of an effort to get a large portion of the membership to vote period.