

**Minutes from the January 24, 2022 Annual Meeting of the
McBride Hills Homeowners Association**

Submitted by Mike Smith, Secretary

The meeting was held remotely using the Zoom platform at 6pm.

There were 21 attendees: Mike & Rachel Smith, Steve & Darlyne Bryant, Chuck & Vicky McClure, Jim & Kathy Marois, Jorge & Genoveva LeFranc, Jeff Pouliotte & Marian Wagner, Bonnie Gandy, Torrey Ford, Raymond Haverly, Derek Strickland, Adam Tanenbaum, Kevin Armhein, Landon Mauler, Cedric Shephard, Kendall Coates.

The meeting was called to order by the Association's President Chuck McClure. Steve Bryant reminded everyone that the meeting is being recorded.

Chuck welcomed everyone and introduced the board.

President: Chuck McClure

VP/Treasurer: Steve Bryant

Secretary: Mike Smith

Member At Large: Bonnie Gandy

Member At Large: Torrey Ford

Chuck thanked Vicky McClure and Torrey Ford for the Holiday Entrance Decorations.

Bonnie Gandy gave a report on the end of Year Financial reports. These reports are available on the Association's website. Chuck thanked Bonnie for her great work on these reports. And Steve Bryant acknowledged that all homeowners paid their assessments this year and that the new year's assessments will be going out in February. And Chuck thanked Steve for his work on assessments. A move was made and seconded to accept the financial statement for 2021. The motion passed.

Steve Bryant brought the Association up to date concerning the current rules for Fidelity Bond insurance for our HOA. We have the option of waiving the Fidelity Bond insurance at an annual meeting. We have waived this in the past. A motion was made and seconded to waive the Fidelity Bond insurance requirement. The motion passed.

The floor was opened for nominations for HOA Officers. Chuck notified everyone that the current officers have agreed to serve another one-year term. There were no new nominations.

A motion was made and seconded to close the nominations and call for a vote to re-elect HOA officers. The motion passed.

There was a call for a vote and the officers were re-elected. The board will be comprised of the following:

President: Chuck McClure
VP/Treasurer: Steve Bryant
Secretary: Mike Smith
Member At Large: Bonnie Gandy
Member At Large: Torrey Ford

Chuck McClure gave a summary of Bannerman Area Development Issues. There is a website www.bannermanroad.com that has an executive summary that covers the key aspects of the recommendations. The URL also provides access to the complete report: "Final Engineering Recommendations." Chuck has been involved in communicating with those involved with the road widening development.

A zoom meeting was held earlier in January which was coordinated by our HOA along with the other two HOAs in our area to get information on the Bannerman Road widening project. About 60 people attended the meeting and our County Commissioner Brian Welch and the project's key development personnel attended and made a presentation. The meeting was not recorded.

The main points have to do with entrance and exits from McClure and Reynolds and also the numerous U Turns that will now be involved in our traffic patterns. These are just recommendations, but Chuck's feeling is that they are fairly set in their recommendations. More information on this will be posted on the website. Chuck believes we need to concentrate our efforts on the entrance and exit at McClure and Bannerman and the safety issues concerning the multi-use areas in the proposal and how this will impact our entry sign that is currently at the entrance at Bannerman and McClure.

There was discussion concerning speeding in the subdivision. Torrey Ford brought up the concern that the widening of Bannerman will create more traffic on McClure given the issue with Reynolds not being able to accept left hand turns from Bannerman in the proposal. Speeding issues have been an issue in the past. We have requested more patrolling from the Sheriff's office but have had only sporadic response. Some other possible solutions were discussed about how to monitor and document speeding. But there would be a cost involved in acquiring speed controls. Chuck said the board will take this under advisement. Chuck responded to one of the chat questions about the board pushing for a left hand turn coming out of McClure onto Bannerman. The board is not pushing for a left turn there but it is in the proposal.

Chuck responded to a chat question about landscaping near McClure road. Chuck said we have spoken to homeowners before about these concerns

but the HOA really doesn't have the power to mandate how someone maintains their lawn.

Chuck updated everyone about MetroNet. There was inquiry to the Board from MetroNet about possibly putting down fiber to provide internet to our area. The representative gave the board its preliminary pitch over the phone. The internet seems to be more robust than Comcast but the entertainment options were not as robust as Comcast. Chuck said he has a friend who had MetroNet come to his neighborhood and it resulted in a bit of a mess. Also the young lady who spoke with the board said she would follow up with some information over concerns raised by the board. But she has not responded. One of the main concerns was access to the easements in our community since our property lines run into the streets. There are some questions about the impact on private property. We are still pursuing information on MetroNet.

Chuck gave the following reminders to the Association.

- Trash and Debris pickup has to be requested from Waste Pro for larger items.
- Any major changes to your house or buildings must be submitted to the Architectural Review Committee of the HOA

Documents and updates are available on the McBride Hills HOA website: <http://www.mcbridehills.com/>

Chuck asked if there were additional comments/discussion. There being none, the meeting was adjourned at 7pm eastern time.