

MINUTES OF FEARRINGTON HOMEOWNERS' ASSOCIATION

ANNUAL MEETING NOVEMBER 21, 2001

VIRTUAL MEETING

PRESENT: *Members of the 2021 Board:* Carl Angel, President; Rose Krasnow, Vice-President; Tony Daniels, Treasurer; Judy Graham, Secretary; Warren Ort, Health Safety/Security; Gordon Pitz, Communications; Pam Bailey, Community; Ric Frank, Covenants; Kathy Wood, Associa Community Manager. *Newly elected board members:* Rose Krasnow, President; Amy Ghiloni, Vice-President; Tony Daniels, Treasurer; Anthony Carroll, Communications; and Zachary Traywick, Grounds and Landscaping.

ABSENT: Jesse Fearington, Grounds/Landscaping; Mark Haslam, Facilities

RESIDENTS: Over 250 residents registered and people from over 175 homes logged in.

PRESIDENT CARL ANGEL called the webinar to order at 4:00 pm, certified the quorum of the meeting, and gave introductory remarks.

- He described what a great pleasure it was to serve as President, in spite of the typical challenges and Covid-19. Fortunately, he will continue to offer support to the FHA and the community.
- He announced that we received 581 completed ballots and 39 others with some blanks. We are grateful to Sharon Laner for counting the ballots.
- He introduced the new board members: Amy Ghiloni (Vice-President) Anthony Carroll (Communications), and Zachary Traywick (Grounds and Landscaping), each of whom then briefly described their background and expertise.
- He also announced the new members of the Nominating Committee, Steve Gambino and Stephen Stewart.
- He expressed the FHA's gratitude to the excellent service of Rose Krasnow as Vice-President and remarked that she is exceptionally qualified to serve as the new President.
- He then turned the meeting over to Rose.

PRESIDENT ROSE KRASNOW

- Rose introduced the Board members who were duly appointed to fill out the remaining terms of former members: Judy Graham (Secretary) and Pam Bailey (Community). They then made a few remarks on their experiences in Fearington Village.
- She praised the superb service of outgoing Board members, Carl Angel (President), Jesse Fearington (Grounds and Landscaping), and Gordon Pitz (Communications). Each made unique and exceptional contributions to the success of the FHA and the Village.

WASTEWATER STATUS by Rose Krasnow

- In late 2020, plans to interconnect the Fearington Village(FV) Wastewater Treatment Plant (WWTP) with Briar Chapel were withdrawn.
 - Fitch Utilities announced they would make upgrades to the plant, without expanding the capacity. The state recently approved those plans.
 - Because of the need for vigilance, the FHA Wastewater Task Force decided to keep meeting monthly, and some members met from time to time with the Fitch's and their engineer.
- Developments, such as Vickers Village, Herndon Farms, Williams Corner continue to be proposed all around us.
 - Chatham County is considering a request from Congruus LLC to allow an additional 184 acres of their land to be included as part of the Compact Community Ordinance Land Use Map, which would give them the right to develop at greater density. This community would be called Fearington Preserve.
 - Of concern, Congruus said they would not provide their own WWTP but would connect to either Briar Chapel or Fearington Village.
 - Fitch Utilities has said “No, No, and No” when asked if they would consider providing wastewater treatment for Fearington Preserve.
 - The Planning Board voted 8 – 3 to deny the Congruus request because no development plan was presented and there was inadequate infrastructure (both wastewater and roads).
 - The Board of Commissioners voted November 15 on the Congruus application, but the result was a stalemate.

- The Board of Commissioners recently created a Study Group to look at how wastewater issues can best be addressed if development is allowed to continue.

COMMUNITY SURVEY by Rose Krasnow

Nine hundred residents responded to the Community Survey. As a result, the Long-Range Planning Committee created four subcommittees to address the top priorities that had been identified. The committees have presented draft reports to the Board. Two have already been posted on the website, and the other two will also be posted after further review.

- *Paths and Trails Committee:*
 - Mapped all the existing paths and trails in FV
 - Developed a wish list:
 - Add new paths
 - Interconnect existing paths
 - Bring paths up to the street so that crosswalks could be added
 - Ranked each item based on safety, value to the community, cost, and difficulty of implementing
 - The Board has approved further investigation into three of these. 1. Extend walking path from Village Way along Creekwood Rd for 50-75 feet; 2. Extend walking path along Village Way from Baneberry to Beechmast and then to treatment service road; 3. Extend Millcroft walking path from S. Langdon to Ashton.
- *Village Attractiveness and Renewal Committee:*
 - Stated that their mission was: To retain and enhance the unique character and appearance of individual neighborhoods and Ferrington Village as a whole.
 - Walked the entire village to identify areas of concern related to safety, maintenance/repair, signage, and landscaping.
 - Identified needed actions, potential challenges, and collaborative approaches.
 - Sorted the concerns by area and responsible party.

- Currently reaching out to the FHA, Fitch Creations, the Service Groups, and property owners to make them aware of the issues that need addressing.
- *The Gathering Place Committee:*
 - Short-term focus areas: Security needs/lock upgrades, AV improvements, and telephone enhancements.
 - A new router was purchased that is providing superior Wifi connections throughout the building. It will also make it easier for guests to log-on.
 - The Board recently approved the purchase of Audio Fetch, which will help those with hearing loss. This technology is more advanced than a hearing loop.
 - Long-term focus areas: An architect has been retained to look at several ways to improve the existing space by:
 - Providing a restroom for those with mobility issues.
 - Reconfiguring the building to make both the main room and small conference room larger, while improving the office, storage, and hospitality areas.
- *Aging in Place Committee:*

This team submitted a wide-ranging report to the Board containing several recommendations, but stressed the importance of working closely with Ferrington Cares, in an effort to determine the most effective way to implement the ideas that have been put forward.

Five issues merit ongoing work:

- Identifying best uses of technology to support the health and health care of Ferrington residents.
- Completing and disseminating a Resource Guide on Aging in Place.
- Holding small group discussions among community members to explore their concerns and needs regarding aging in place.
- Sponsoring presentations on critical aging in place issues.
- Potentially partnering with Galloway Ridge to offer transportation and meals.

FHA BUDGETS by Tony Daniels

- Monthly budget updates over time can be found on the FHA website. They also will be posted as part of the minutes.
- Impacts on the 2021 Year-to-Date (YTD) budget (see 2021 budget on attachment 1 and on www.fearringtonfha.org/FHA/budgets/2022).
 - Inflation was over 5.6% and now 6.4% nationally and is rearing its ugly head everywhere, although CD interest rates are still low.
 - The transition to our new management contractor (AssociaHRW) was impacted by the Covid-19 shutdown and finding qualified community office staff. Even so, the FHA is in a much better management place today than year ago.
 - Our 2020 year-end financial close from our former management contractor (Towne Properties) was misplaced and impacted by numerous unpaid invoices and late fees, plus revenue loss due to the Gathering Place closure and the failure of Town to transfer vendor contact information and accounts.
 - Our current status is good. Although our anticipated revenue is down slightly for 2021, total expenses are also down for the year.
- 2022 Budget (See 2022 budget on Attachment 1)
 - **The Board agreed to increase our assessments by 5% (from \$179 to \$188.) The assessment remains just over \$.51 a day.** (2021 was only a 2% increase) The increase is due to inflation and supply chain difficulties, implementing community improvements, and the need to seek legal counsel on several issues.
 - The reserve annual funding increases by 3% (\$72,141 to \$74,305) as recommended by the 2020 Revised Reserve study.
 - The Grounds Contract increases from \$47,500 to \$56,150, largely due to inflation, staff shortages, and increased areas of maintenance.
 - Legal consultation fees for 2022 remain high due to examination of our covenants and any recommended modifications.

CREEKWOOD KIOSK by Tony Daniels

Initial plans were drawn up in late 2019, with postmaster approval, but lumber and labor shortages meant no contractor submitted an acceptable bid.

BEECHMAST POND by Tony Daniels

- The pond continues to fill with silt, giving it an average depth of 5 feet. The FHA spends \$10-\$12K in annual dredging.
- The Board continues to do its due diligence. Site visits were taken to Dumbarton in Durham and Bass Lake in Holly Springs in order to evaluate other stream restorations. It became clear that it will likely take years to return the pond area to its true natural setting and that the cost will be larger than suggested by our consultant, Kris Bass.
- The option of enlarging the forebay has been dropped because it was determined that it was no more cost effective than dredging the smaller forebay annually.
- In November, the Board authorized KB Engineering to supply architectural drawings and more accurate costs if Option 3 is chosen (restoring the stream).
- The Board's final decision will be made in 2022.

TRIBUTES by Gordon Pitz

- Jim Brooking received a well-deserved award from the FHA. He created the current FHA website, maintained it, and directed its growth for the last 10 years full-time as a volunteer. Jim is stepping down.
- Henry Castner, who died November 19, 2021, left a legacy for the Village. Twenty-six years ago, Henry decided that Creekwood was the perfect place for a walking trail and laid out a series of trails. Thus began one of the outstanding features of the Village.

QUESTIONS AND ANSWERS by Gordon Pitz.

- The questions asked before the webinar were answered by the Board.
- There was time for the Board to answer a few of the questions received during the webinar.
- Answers to all of the questions are attached here (Attachment 2).

PRESIDENT ROSE KRASNOW adjourned the webinar at 5:45PM.

ATTACHMENT 1

2021 ANNUAL BUDGET (figures from 10/25/21 YTD data):

CURRENT YTD BALANCE SHEET:

Total Operating Funds:	\$156,344.60
Total Reserves:	\$766,623.56
Cash Accounts:	\$434,467.67
CD's	\$332,155.89
TOTAL ALL ACCOUNTS:	\$922,968.16 Accrued method

BUDGET INCOME: Annual	\$306,541
Year-to-date Budget:	\$255,450.80
Year-to-date Actual:	\$277,521

OPERATING EXPENSE BUDGET: Annual	\$306,541
Year-to-date Expenses Budget:	\$255,450.80
Year-to-date Expenses Actual:	\$200,505

RESERVE ACTIVITY

2020 Reserve Carryover:	\$698,234.61
Reserve Budget Contribution:	\$72,141
Est. Interest	\$13,727.95
Est. Reserve Distributions:	-\$49,680
Projected Year-end Balance	\$734,423.56

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2022 Proposed Budget

ATTACHMENT 2 (Q&A)

QUESTIONS FROM RESIDENTS AND ANSWERS FROM THE FHA BOARD

ANNUAL MEETING NOVEMBER 21, 2021

Q1 From Carol Kurtz. Please give us a full picture of what all the construction will encompass at the Chatham County Community College location including the small piece of land that flanks 15/501 but is separated by a road from the main construction site. Please tell us what you know about the Briar Chapel property that is east of 15/501 and abuts Fearington property. Part of it was going to be apartments for seniors but then COVID hit and we heard nothing more.

A1 According to the Planner in the Chatham County Planning Department that I spoke to, the development on the west side near the CCCC Nursing School will consist of 250 market rate apartments and a Food Lion. She wasn't sure what the small piece of property was going to be; she said that it might be a Goodwill store. Newland (the developer of Briar Chapel) owns all of this property and will treat the generated wastewater at the Briar Chapel plant.

I am less certain about the east side. There is an approval for senior apartments and a car wash, but no one seems to know if the developer still plans to move forward at this time.

Q 2 From Adrienne Lallo. Given residents' clear sentiment (63%) for restoring Beechmast Pond to a stream, what new information has surfaced to delay the transition? Or is this simply a budgeting issue?

A 2 After receiving the information from Kris Bass regarding the three alternatives, the Board continued to do its due diligence. We traveled to two stream restoration projects: Dumbarton in Durham and Bass Lake (no relation to Kris) in Holly Springs. We also met with Mr. Bass on-site at the pond. We began to realize that some of the cost figures might not have been inclusive enough. For example, one option was to enlarge the forebay leading into the pond so that it would only have to be dredged once every five years, instead of once a year. As it turns out, however, since there would be so much more material to remove, the dredging costs on an annualized basis would probably be similar to what we pay now, although we wouldn't have to dredge as often. We also realized that the cost provided for restoring the pond to a stream did not include the expenses that would be incurred to make the area where the pond had been located more attractive and useable for residents. For example, fill dirt would have to be brought in to fill in the bowl, and amenities, such as a gazebo, would have to be added. As a result, we asked Kris Bass to look into how much those costs would add to the stream restoration project.

You are correct that 63% of the survey respondents wanted to see the pond restored to a stream. Unfortunately, we only heard from 20% of our residents but we still take those opinions very seriously. Nevertheless, the Board strongly felt that we needed to do more due diligence before deciding how to proceed.

Q 3 From Deborah Granger. There has not been sufficient investigation of the generation of sediment on FHA property i.e., the culverts under

Creekwood that enter perpendicular to the stream that flows into the pond. Also: the pond has not overflowed at any point since the drain was cleared out after 2018 storms. Finally, why is it a good thing that all the sediment will be sent downstream to feeder into Jordan Lake? In general, not enough open communication with residents who live around Beechmast Pond.

A 3 Although we are glad that the pond has not overflowed since 2018, the fact of the matter is that siltation in the pond is continuing. The current pond depth on average is only 5 feet, so the forebay is not doing enough to keep the pond from slowly filling up. This will be particularly true when they widen 15-501, which apparently is supposed to happen in 5 to 6 years.

Clearly, one advantage of the pond is that it captures silt which then falls to the bottom, instead of going into Bush Creek and, ultimately, Jordan Lake. If the pond overflows the dam, all of the silt goes into the creek. However, if the restoration project is done well, the course of the water along the length of the stream will be slowed, allowing much of the sediment to be captured by check dams, large tree trunks and other natural features.

Q 4 From Helene Carlson. It seems there is a large potential for a conflict of interest in having the same firm provide recommendations on Beechmast Pond who would also DO the work. Isn't it in their interest to recommend the option that pays them the highest fees?

A 4 Kris Bass Engineering was retained to submit recommendations for alternative possible solutions. His company is more an administrative and consultive in nature. Whichever new solution we may decide, his company does not have the equipment and manpower to implement the corrective measures. These would be subcontracted to other companies although KB Engineering would oversee any corrective measures and help us apply for possible grant money. Option 3 (restoring the stream) is not even a possibility if we cannot obtain grant funding.

Q 5 From Bob Pearson. Could you please clarify the apparent concern that many people did not offer a choice on the future for Beechmast Pond. Is it somehow not valid that those who did care enough to respond did so? To say otherwise indicates perhaps that those who did not respond are the ones now to be the decisive factor in deciding the pond's future. Would

greatly appreciate your clearing this up and thank you for the excellent report.

A 5 The results of the survey are not as dependable as the Board would like because so few residents responded (about 20%). This low turnout may be because many residents do not even know where Beechmast Pond is located. The Board will factor in the responses we received, but more due diligence is still necessary. To adhere to our fiduciary responsibilities, the Board is trying to choose the option that will be both environmentally sound while saving us dollars going forward. What we began to realize was that we did not have enough information about the financial costs involved in each of the three options. Therefore, we have postponed a decision while we work to obtain additional data.

Q 6 From Deborah Granger. Kris Bass did actually raise the point about stabilizing. “Alternate Considerations: Targeted stabilization or restoration of tributary upstream to reduce sediment delivery. Stormwater retrofits to restore hydrology, with grant funding opportunities.” Why were these not explored further? Removing the Beechmast Dam is not a trivial....

A 6 We agree that removing the dam is not a trivial consideration. That is why we are trying to learn more about the costs of the different alternatives, not just in the short term but also going forward.

Q 7 From Matt Alexander.

First, I would like to thank the Board for volunteering to make Fearington a better place to live.

Second, I have several suggestions on improving Board transparency:

1. Publish the year-end financial statements (profit and loss and balance sheet) as you do with the budget and reserve study. I believe the North Carolina Planned Community Act Chapter 47F requires this information to be available “within 75 days after the close of the fiscal year”.

2. Publish the minutes of the Board meetings within 45 days of each meeting and include committee reports. Is this possible?

A 7

1. In the past, the year-end close of each year is included on the FHA website under tabs FHA Budgets. This year the 2020 initial/final close from Towne Properties was received by HRW on a corrupt thumb drive. Then the file was misplaced in the HRW community manager staffing issue. Once it was received by the treasurer, it was placed on the FHA website. I believe that every homeowner should have access to regular budget and expense information.
2. After the Secretary had to resign for good reason early in the year, we have had several interim secretaries and our current secretary has been dealing with some health problems. The result was a delay in posting minutes. We agree that our posting of the Board meeting minutes should be more prompt, and we will endeavor to meet a 45-day goal, with the understanding that complexities may arise that push the timing out a little further.

Concerning committee reports, under state law there is no obligation that they be published. Although much of the information is intended for general consumption, some relates to internal Board discussions that may be subject to privacy or confidentiality considerations. The substance of the reports will be reflected in the minutes, but the actual reports will not be posted (except the treasurer's report).

Q 8 From Helene Carlson. Will the planned water treatment plant upgrades eliminate the periodic odors?

A 8 According to the Fitch's engineer (John Phillips of Diehl and Phillips), the new tank that will be added will have a larger area to hold sludge, which will reduce the number of times sludge has to be removed and hauled away. Apparently, the removal of sludge is the primary cause of the odors we experience.

Q 9 From Kathy Doherty. Will you update us on the road work that is going on and when it will be where and when completed? Thanks.

A 9 There are 27 roads scheduled to be repaved in the village. Most are located in the historic section, which were the first roads constructed. It is a two-stage process. First, holes will be filled and cracks will be patched; approximately two months later, the road will be repaved and new lines painted. The completion date for the project is Spring of 2022. The final product will be a new and safer road.

Q 10 From Carol and Will Leatherman. Who will be responsible for creating new trails in the new construction areas along Millcroft? Will Millcroft eventually go through to Weathersfield?

A 10 Fitch Creations is responsible for creating new trails in the areas they are constructing, although eventually these will be turned over to the FHA for maintenance.

As mentioned in response to another question, West Camden is supposed to be extended across the current pasture to Millcroft. However, we do not know the timing for this project, and Fitch Creations would still need to get final approval from both the County and the State.

Q 11 From Hugh Breslin. What additional actions can be taken to both reduce the sharply increased traffic and enforce the 25-mph speed limit on East Camden? The speed limited is almost totally ignored. This speeding and sharply increased traffic will accelerate with continuing housing development.

A 11 Speeding has been an ongoing problem throughout the village for many years. While it is true that contractors and delivery trucks are probably the worst offenders, many residents speed as well. Fortunately, the data from our traffic monitor indicate that, in most cases, the speeders are going about ten miles over the limit. Not ideal, but at least they aren't going 40 – 50 mph. The county doesn't have enough officers to enforce the speed limit within the Village; they don't do a very good job of enforcing it on 15-501 where it's really a big problem. Therefore, we can only keep reminding everyone that they need to SLOW DOWN!!!!

Q 12 From Carol Kurtz. How will mail be handled for Creekwood residents when the kiosk is under construction?

A 12 The postmaster has previously agreed to deliver mail to Creekwood residents at the Swim and Croquet Kiosk rather than having them go to the Pittsboro post office. The “plan” at the moment is to transfer the existing boxes at Creekwood to Swim and Croquet so the residents can continue to use the same keys. There is an unused group of boxes at that kiosk which can be removed temporarily. This will be reviewed as we get closer to a new construction date.

Q 13 From Terry Glazier. Is there a plan for Millcroft South to continue through the woods and join up with Weathersfield? Is there a plan of construction for the pasture south of Weathersfield adjacent to Galloway Villas?

A 13 It is our understanding that Fitch Creation’s plan to extend West Camden across the pasture to Millcroft. However, Fitch Creations would still need to submit an application to the county and state to do this, and we have no idea when this might happen. In general, Fitch Creations builds 15- 20 new houses a year. Richmond and Montgomery still have some approved lots available for construction, and the County just granted approval to build houses on Forsyth, a new street off of Millcroft.