

Irish Acres Homeowner's Association
Annual Meeting
April 11, 2024 @ 6:15 PM

The annual meeting of Irish Acres Homeowner's Association was held on Thursday, April 11, 2024 beginning at 6:15 pm on Common Area within Irish Acres Subdivision.

There were approximately 26 HOA families represented and Debbie Bullock, HOA Manager, was present.

Debbie thanked everyone for attending the meeting and distributed copies of the 2023 Revenue/Expense report that included the proposed 2024 budget (copy attached). The annual meeting notice and financial report/budget document was emailed to ALL members of the HOA on March 25, 2024.

She reviewed the financial report and explained how the increased HOA fee of \$175 per quarter for 2024 is helping the HOA become more financially stable to the point wherein several projects were actually paid for by the HOA and not declarant. Although, the Declarant did pay for the brick paver project at the main entrance.

In accordance with last year's recommendation, the HOA fee for 2025 will be set at \$200 per quarter for Irish Acres HOA members. This quarterly fee will be reviewed at the end of 2024 in case there is a need to increase it due to higher than anticipated annual expenses.

A brief overview:

As of April 11, 2024:

Total Number of Lots in Irish Acres	220
Total number of Lots under contract or sold	163
Threshold - 90% of Lots sold to someone other than Declarant	198
Total number of Lots owned by Declarant	57

Number of Declarant owned lots that must be sold for the HOA to be turned over. completely to HOA Members	35
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Completed Projects in 2023/2024 were:

1. Removed stamped concrete in main entrance and replaced with brick pavers – paid by Declarant.
2. Installed steel bollards at main entrance and entrance keypad – paid by HOA/completed 2024.
3. Updated back entrance keypad from code entry only to video call keypad (same as main entrance) – paid by HOA/completed 2024.
4. Pressure washed curb, brick columns at main entrance – paid by HOA.

Proposed Projects for 2024/2025:

1. Install Surveillance Camera Installation at both entrances – paid by HOA.
2. Repaint main entrance wall- background and change logo design – paid by HOA.

Various items were discussed with the following being specific items Debbie was asked to look into:

1. Ask Land Maintenance Crew to clean out street drains of debris as needed.
2. Paint main entrance wall w/possibly adding Irish Acres' logo by July
3. Contact Duke Energy regarding the cost of adding additional streetlights within subdivision because there are areas that are very dark
4. Check into the timing of the gates closing behind vehicles
5. Email copy of General Information Document that includes Restrictions, Covenants and Guidelines to all HOA members.

Discussions regarding an open air pavilion type structure for a community or family gathering place was held. Debbie explained this project has always been on the table since she has worked with the HOA on behalf of the Declarant, and it will continue to be on the to do list until it is finally constructed.

After brief further discussion and comments, Debbie thanked everyone for attending the meeting; participating in the discussion; and providing their insight/comments as lot and homeowner.

The meeting was then adjourned at 7:20 PM

Respectfully submitted Debbie Bullock, Executive Assistant