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Date: 20 July 2017

To: All Duncans Ridge HOA Members

From: Duncans Ridge HOA Board

We have heard owner concerns with the community lot and are calling a special meeting to present information and create a resident capital improvement committee(s) as outlined below.

The main purposes of this meeting are to:

- **Present the history of the proposed community lot**
- **Present current project proposals and reasons for the proposals**
- **Review recent Board decisions regarding suspension of further 2017 Capital spending**
- **Establish a resident committee(s) for community-wide capital improvement projects**

The focus and responsibilities of the resident committee(s) include but are not limited to the following:

- To determine and define the purpose and use of the community lot
- To review proposals already in place
- To determine what turf renovations will be required and what type of irrigation may be required, using current proposals as the foundation
- To determine what will be installed in the community lot/entrance monument areas
- To determine the best method and overall best value to make any necessary repairs to HOA-managed areas, including the entrance monuments
- To determine a timeline for the above
- To accomplish the above within a not-to-exceed budget allocated by the Board

The board will give the resident committee(s) a timeline and a maximum budget before the committee(s) begin their research. The resident committee(s) will present their recommendations, to include photos of equipment and hardscaping, representative bids for all components, layouts, every detail necessary, to the Capital Improvement Committee (CIC) who will present it to the board for discussion. This presentation will be a fair representation of what the community desires for the property, based on owner representation/input and available funds. The task of the board is to approve it or not, as presented; it is not their job to redefine the proposal.

This meeting will be held on August 14, 2017

At: The Holly Springs Cultural Center, 300 W Ballentine St, Holly Springs

Time: 7:00 – 9:00 P.M.