Carolina Gardens by Del Webb Homeowners Association, Inc.
2025 Annual Member Meeting Minutes
Thursday, November 17
4:00 p.m.

The Annual Meeting of the Carolina Gardens by Del Webb Homeowners Association, Inc. was held on November 7, 2025, at 4:00 p.m. at Compass Church, 5309 Umstead Road, Fuquay-Varina, NC.

Present:
Chris Raughley – President of Board of Directors: Carolina Gardens by Del Webb, HOA, Inc.
Melisa Smetana - Member at Large: Carolina Gardens by Del Webb, HOA, Inc.
J.J. Fisher – Member at Large: Carolina Gardens by Del Webb, HOA, Inc.
Alison Maxwell – Community Association Manager, Associa Carolinas
Belinda Porter – Assistant Community Manager, Associa Carolinas
Mariah Ripken-Lifestyle Director, Associa Carolinas

4:02 pm - Meeting called to order and introduction by Chris Raughley.

4:02 pm – Proof of Notice to Members – Notice with email via Club Express email on November 7 and November 11, 2025 (attached).

4:03 pm – Update by Board President/Developer – Chris Raughley
Del Webb will complete their Sales and Construction activities over the next year. With that, the final step in transitioning the HOA Board from being builder-lead (Declarant) to resident-lead will also take place over the next year. Many initial transition steps have been in process for years: including turning common areas and amenities over to the HOA; completing a Reserve Study; annual audits of the HOA finances; establishing resident-led Finance, Landscape, and Architecture Review committees; and adding a resident to the HOA Board.

The Declarant is going to follow a simple process we have successfully used at other Del Webb communities in North Carolina where residents are elected to be a future HOA Board. Once the election is complete, they work alongside the current HOA Board for 6 months prior to being seated as the first resident HOA Board. The elected future resident HOA Board will represent the homeowners during the transition process. The timelines for the five items below may be adjusted but is a general outline of the remaining transition process.

Election Task Force – establish by end of 2025

1. Election of future resident HOA Board – Q1 2026

2. Elected future resident HOA Board reviews HOA operations alongside Declarant Board – Q2 2026
3. Del Webb and HOA complete outstanding items in the community – Q2/Q3 2026
4. Elected residents seated as first HOA Board – Q3 2026

Next steps:

1. Election Task Force – The current HOA Board will select 3-5 self-nominated residents to oversee the election. Residents on this Task Force *may not* be residents running for the future HOA Board. The HOA Board will make selections and meet with the Election Task Force the first week of December. Del Webb will provide this Task Force with election procedures used in other communities as a starting point for the process they want to establish. If you would like to be considered to serve in this capacity, please complete a self-nomination form using this link, ELECTION TASK FORCE 2025 SELF NOMINATION FORM. All self-nomination forms must be received by November 24, 2025 at 11:00 am. A resident can also drop off a self-nomination form to the Front Desk at Magnolia Manor which includes their Name, Address, and why the HOA Board should consider you for the Election Task Force for Carolina Gardens by Del Webb.
2. Future HOA Board – Consider running for the HOA Board. Candidate applications will be made available by 12/12/25 and will be due by 12/30/25.

Other items:

1. The future resident HOA Board will be provided access to HOA contracts, financials, operations and other items once the election is complete.
2. Del Webb is assembling plans, plats, and other documents to provide to the future resident HOA Board to assist in their review of the community.

4:10 p.m. - Board Financial Report – Chris Raughley

As of September 30th, 2025, the HOA had 1,181,350.50 in the accounts. The monies are broken into two categories, Reserves which has $488,024.00 and Operating with $733,000.

4:12 pm - Question and Answer Session (See Attached Summary)

Pre-submitted Question and Answer Session

General

1. When are the Associa and Yardnique contracts up for renewal?
Both contracts auto-renew in March. The Associa contract has a 30-day cancellation notice and Yardnique has a 60-day cancellation notice.

2. What is the issue and timing for the Spa heater repair? Is there an extended warranty on the spa?
The spa repairs are complete. The items that have been repaired, replaced, modified over time have been the heater, jet pump motor and timer.

3. Are we purchasing more pool umbrellas?
Additional pool umbrellas are budgeted in 2026.

4. What should we do if we encounter a handicap ramp with a concrete issue?
Handicap ramps along the community roadways are public infrastructure and should be reported to the Town of Fuquay Varina. Handicap Ramps at the amenity are private and should be reported on Town Square.

5. There is a puddle at the mail kiosk at Orange Tip Street.
Del Webb is evaluating options to eliminate this puddle. The repair is anticipate by year end.

6. Does the community have limits on rentals within the community? Does the HOA track homes occupied by owners versus rentals? Can this be added to the Bylaws or Covenants?
There are no limits on the number of rentals. Owners renting their homes are supposed to place a copy of the rental agreement on file with the HOA. This is difficult to enforce. There is no intention of limiting rentals in the governing documents.

7. Is there better software available so residents don't need to go to two sites for HOA information?
Other software has been tried but the combination of Town Square and Club Express has proven to provide features needed to operate the community.

Transition

8. Please provide details about the HOA Turnover.
A general overview of the transition process was distributed to the community on November 14, 2025. The overview is attached to these minutes.

9. When is the final home closing? When is turnover anticipated? Which will be the last home that Pulte will sell?
The final home Pulte will close is the former sales center which is anticipated in December of 2026. The turnover is anticipated to be complete in Q3 / Q4 of 2026.

10. Does the Declarant anticipate changing the Bylaws or Covenants of the community?
The Declarant is not proposing any changes to the Governing Documents. The elected future resident HOA Board may request that certain Governing Documents be modified prior to transition because it is easier for the Declarant to make change than for the residents to make changes. The Declarant doesn't intend to make any substantive changes unless the future resident HOA Board can demonstrate that the community is in support of such changes.

11. How will new Board members be elected? How will those running for the Board introduce themselves?
The Election Task Force will detail the election method at a later date. Written and Meet & Greet opportunities will be provided so residents can meet the candidates for the future resident HOA Board.

12. Is there a contract signed at transition?
There is no requirement for a contract to be signed at Transition. However, Del Webb has found it is in both parties interest to sign a document so that all terms of the Transition are agreed upon in writing.

13. Does the 2026 budget include funds for the future resident HOA Board to hire an attorney and engineers?
Yes.

14. Is there a benefit to Del Webb to remain involved in the HOA into 2026?
The benefit to Del Webb is simply to have an organized transition process.
Connection to NC 55

15. What is the timing of the NC 55 connection?
The timing is undetermined because the work will not be completed until the NC55 improvements are completed by the State of NC including the State lowering the NC55. The State has not provided a schedule for the NC55 work.

16. How is this paid for? Is a security in place to ensure completion?
Del Webb will pay for the connection onto NC55. A bond is in place with the Town of Fuquay Varina to ensure the work is completed.

17. Residents expressed concern about having this connection. What traffic volume is expected? What if vehicles speed on this road?
The connection to NC55 has been contemplated throughout the life of this community. This connection is required by the State and Town.
The traffic volume is unknown. Law enforcement will be contacted if speeding is an ongoing issue for this road.

Landscaping / Grounds

18. What is the timing and plan for completing the common area along Forsythia, Hyacinth and Beeblossom Place?
This work started last week and will be completed in 2025. The area will receive a combination of grass, shrubs, trees, and mulch so that it is stable and consistent with other common areas in the community.

19. What is the schedule for Yardnique's pruning of bushes and shrubs and what guidance is given to them?
Pruning takes place year-round. Often the newer plants are left untrimmed to prevent damage. If there are suggestions or concerns about pruning they should be sent to the Landscape Committee.

20. When will the stormwater ponds be completed?
All of the ponds should be converted from temporary erosion devices to permanent stormwater management facilities by the end of 2025.

21. What is the timing for tree replacements at the Larch Court pocket park? Are there other trees being replaced in the community?
There are roughly 50 trees scheduled to be installed in December 2025 including those at the Larch Court pocket park.

22. Can we order better bags for the dog stations that are larger and heavier?
It is the preference of the HOA that residents purchase their own bags and only use the HOA provided bags when a resident forgets their bag or needs an occasional additional bag. Dog bags are a considerable expense to the HOA. Upgraded dog bags are not planned.

23. When will the drainage issue at the dog park be fixed?
A repair in the dog park is scheduled for November 2025.

24. Can a speed limit sign be installed at the connection of Atlantis Street and Carolina Garden's Drive?
This request was forwarded to the Town of Fuquay Varina and it was denied.

25. Do the Landscaping portions of resident dues cover shrub, tree or sod replacements on lots?
No. The HOA provides landscape maintenance on lots but not replacements.

Finance

26. When will the budget be available to review? Can it be provided in Excel vs a pdf?
The budget was provided on November 11, 2025. It is only being provided as a pdf. The Finance Committee is hosting a Budget Forum on Sunday December 7 at 4:00.

27. Will each line item match the corresponding income and expense?
Notes are added to the budget lines to correlate income and expenses.

28. Several comments were submitted regarding the 2026 dues being increased to $291/month and if the increases over the past two years are an indication of future increases. Also included was a comment that Carolina Preserve in Cary has dues of $307/month?
The HOA Board approved the budget recommended by the Finance Committee. The increase for 2026 was to align the dues with the expenses of the expanding community. This takes into account the history of expenses for this community as well as the lack of future $2,000 Closing Contributions which were taking place at the closing of each new home. We hope the 2026 budget represents a stabilized expense projection of a completed community, it is not anticipated that the rate of increases in 2025 and 2026 is an indicator of the future rate of increases. Going forward dues increases would generally be a result of economic conditions and of any HOA service adjustments made by resident HOA Boards.

29. Explain the $5400 for snow removal, $800 for Greenways & Bridges, and $300 for Committees?
The snow removal amount for 2026 is consistent with 2025. The Greenways & Bridges are public infrastructure but there may be instances where the HOA elects to make minor repairs. The Committee funds are for minor items such as supplies (safety vests, white board, etc.). The Committee members are all volunteers and are not compensated.

Amenities

30. Has an infrared sauna been considered for this community?
This has not been considered in this community although it is being considered in future Del Webb’s.

31. Is the amenity going to be fully locked so that only those with a key fob can enter?
No.

4:33 p.m. - Adjournment.

Submitted by:

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Alison Maxwell
Community Association Manager

Adopted by the Board of Directors:

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Chris Raughley
HOA President