## Carolina Crossing South Homeowners Association

### Annual Meeting Minutes January 14, 2020

- I. Meeting Called to Order at 1834 after establishment of quorum see sign-in
- II. Proof of Meeting Notice was mailed to each homeowner in Jan 2020
- III. Reading of Last Year's Minutes waived per unanimous vote; minutes posted on the HOA website
- IV. Introduction of current Directors
- V. Treasurer's Report see attached report; breakout of comments/discussion below
  - A. Noted that the Directors declined to increase the dues; will space projects and revisit increase later if necessary
  - B. Expect Gate telephone cost to decrease by 50% with the gate upgrade from landline to cellular network
  - C. Damage to the exit gate from vehicle knocking the gate off the track not witnessed so unable to pursue reimbursement; in the future, if seen or police report, will seek damages from responsible party
  - D. Audit is completed yearly
  - E. Site Coordinator added in in 2019; Third party Contractor drives property twice/month noting non-compliance; generates report for Kyse Management and then letters are sent to owners
  - F. Operating Account Used to pay bills
  - G. Reserve Account Preserves interest earning capability; cannot use to pay bills
  - H. Interim Account move money into and out of Operating Account to maintain capability and avoid tapping into Reserve account
  - I. Homeowners' Comments/Questions:
    - 1. Prior years in the black provides a secure feeling that we are fiscally responsible
    - 2. The Stone Wall along Schertz Parkway is in need of power washing; Plan to complete this annual year based on fiscal capability
    - 3. Fence along Savannah needs to be stained Plan to complete this annual year based on fiscal capability
    - 4. Entrance area Plan to explore changing the landscaping to decrease water usage, address area that will not grow grass, etc; look at changes to the lighting to update the entrance area
    - 5. With the upgrade of the gate controller, is the gate in need of further repairs? A quarterly maintenance plan was initiated after Kyse Management began working with Carolina Crossing South (CCS). Thus the gate is well-maintained. The question was raised why remotes built into automobiles are no longer able to be linked to the gate. It was noted that the gate software is not compatible with all vehicles. Kyse Management contacted the software manufacturer and informed them and asked for updates. It is not limited to makes or model years. Members will be notified as updates are available.
    - 6. Why are gate remotes on the budget? Kyse Management buys them in bulk for owner availability and then charges members the same price and then it is equalled out in the budget.
    - 7. The pedestrian gate is #1234. There was a discussion to change the code for security purposes. Since pedestrians without business in the community can walk in when a vehicle goes through the gate it is not beneficial to change the code due to the number of children that use it to go to and from school. The community is reminded that the gate is not for security.

## Carolina Crossing South Homeowners Association

#### VI. President's Report

- Architectural Control Committee (ACC) improvement request form form modified several years ago but not previously approved by the HOA members; Easier to use with breakout areas vs a paragraph format for the owner to fully describe project; Motion to approve new form received and unanimous approval. Will upload to the HOA website
- 2. Sidewalks along the outer fence on Savannah are small and overcrowded with the volume of children between the two schools forcing them into the grass and street. Previously, the city enlarged the sidewalk outside of Carolina Crossing North. This topic will be presented to the City Council on the 28th of January at 6 pm. Request as many residents of Carolina Crossing South attend as possible to assist in emphasizing this issue. While enhancing the safety of the children, it will also lessen the requirement to water and decrease the water staining on the fence along Savannah.
- 3. Another issue is the use of the subdivision entry area by parents picking up their children. As many as 6 vehicles have been parked in the entrance/exit area at one time creating difficulty getting into and out of the neighborhood. We are working with the principal of Wilder as that appears to be where the children are coming from. We have previously agreed against placing signs or painting the curbs as it diminishes curb appeal and does not markedly impact the parking.
- 4. The website for Carolina Crossing South is fully functional and under the control of the Directors. The website continues to be <u>myccshoa.org</u>. Links are active on the site. Information is updated monthly. The website was renewed in December 2019 for \$383.50 and will be current for 2 years. The website is modified and managed through godaddy.com
- 5. Previously due to a limited board, the management company needed to make decisions to ensure the upkeep of the subdivision. When we met to review the proposed budget for this year, it was noted that we were paying for trash pick-up in the common areas, and other minor services, with a minimum required timeframe of two hours for each visit including drive time to the neighborhood. This was costing around \$108/visit several time per month. Due to the small size of our community, this was whittling our resources and was the decision of the Directors to stop this service. This will now fall to our residents to maintain our common areas and pick up the trash. Several have already been joining in but it will take the entire community to keep our neighborhood looking good and trash free.

#### VII. Election of Directors

- A. The member body was reminded that we finally have a full board to allow decisions to be made for our community. Many members have had multiple tours as Directors but it is essential that we remain involved. It is imperative for the success of our community that we have a full board.
- B. There are 3 openings on the board
  - 1. Daryl Grohman
  - 2. Michelle Porter
  - 3. Gayla Wilson (Gayla was approved by the board only as a bridge until the next election)
- C. Nominations received
  - 1. Josephine Young (3573 Peachtree)
  - 2. Don Kraft (3588 Peachtree)
  - 3. Gayla Wilson (3516 Hamilton Place)

## Carolina Crossing South Homeowners Association

- D. With three openings and three nominations, a motion was received to approve all three nominations as Directors. Unanimously approved.
- E. Deep appreciation to Daryl Grohman and Michelle Porter for their unwavering support for the community over the last several years. Round of applause ensued.

#### VIII. Owner's Forum

- A. Street Resurfacing How long before we need to relook that? As needed. The top coat is UV protection. A gated community should get 8-12 years out of a resurfacing. There is an area in our community of a couple hundred feet or so that was missed during the last resurfacing. It would probably be another 4-6 years before we need to re-do the coating. It is approximately 14-16K for sealing a neighborhood our size.
- B. The medical complex on the corner of Savannah and Schertz Parkway is now fully occupied and there is overflow parking occurring on Savannah which is complicating traffic flow.
- C. There is an increase in dog poop in the neighborhood. How can we address this? If you see them, you can contact City Compliance but you need to have the person's (whose dog is defecating) address. This has also been addressed on the website and Facebook. Please pick up after your pets.
- D. Blowing lawn debris into the middle of the street is a violation of the City code and ultimately blows into other peoples yards, driveways, etc. Please report this to City Compliance.
- E. We need to paint the gate. DTM Paint required.

IX. Meeting was adjourned at 7:46 pm

Minutes prepared by: Gayla W. D. Wilson

3525 Hamilton Place Milo Colton (H)

# Carolina Crossing

116 Beverly Drive; Schertz, TX 78154-1504 1501 Hamilton Place 3501HP 1504 Hamilton Place 3504HP 1505 Hamilton Place 3505HP 1505 Hamilton Place 3505HP 1505 Hamilton Place 3505HP 1505 Hamilton Place 3505HP 1505 Hamilton Place 3508HP 1506 Hamilton Place 3508HP 1507 Hamilton Place 3508HP 1508 Hamilton Place 3508HP 1509 Hamilton Place 3509HP 1509 Hamilton Place 3509HP 1509 Hamilton Place 3509HP 1509 Hamilton Place 3509HP 1500 Hamilton Place 3509HP 1500 Hamilton Place 3509HP 1500 Hamilton Place 3512HP 1500 Hamilton Place 3512HP 1500 Hamilton Place 3513HP	PROPERTY ADDRESS	ACCOUNT NO LOT/UNIT	RATIO SETTLED	SIGNATURE
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## **Carolina Crossing**

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Robert & Laura Zapata (H) 09/19/18	
3501 Peachtree Lane 3501PTL	
Farrel Bordelon (H)	
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3505 Peachtree Lane 3505PTL	
Dustin & Priscilla Smith (H)	
8815 Candies Creek Ridge; NW Lot 11; Charleston, TN 37310-5194	
3509 Peachtree Lane 3509PTL	
Ivan & Mabel Avila (H)	
Trail & Made / Mile (1-7)	
3513 Peachtree Lane 3513PTL	
Jordan Adams (H) 12/11/19	
3517 Peachtree Lane 3517PTL	
Pedro & Mayra Olguin (H)	
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3521 Peachtree Lane 3521PTL	
Ricardo Castillo (H)	
3525 Peachtree Lane 3525PTL	
Scott Durham (H)	
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Eric Santos (H)	
3544 Peachtree Lane 3544PTL	
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#### DATE: 1/13/20 TIME: 9:41 AM

# Carolina Crossing

(H)=Current Owner (P)=Prev Owner (				
PROPERTY ADDRESS	ACCOUNT NO LOT/UNIT	RATIO SETTLED	SIGNATURE	
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3545 Peachtree Lane	3545PTL			
John Buckley (H)				
3548 Peachtree Lane	3548PTL			
Timothy & Karen Choina (H)				
8000 Donore Pl. #21; San Antonio, TX 78229				
3549 Peachtree Lane	3549PTL			
James Schiek (H)				
James Schiek (n)				
3552 Peachtree Lane	3552PTL			
American Homes 4 Rent (H)			-	
30601 Agoura Rd. Ste 200; Augoura Hills, CA 9130	01			
3553 Peachtree Lane	3553PTL			
Billy Trapp (H)				
3556 Peachtree Lane	3556PTL	N	Drittany.stubel@yok	oar)
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Brittany Stubel (H)				
3557 Peachtree Lane	3557PTL			
Buffalo Arrow LLC (H)				
PO Box 291; Cibolo, TX 78108				
3560 Peachtree Lane	3560PTL			
Michael & Kathleen Hale (H)				
8280 Linne Rd.; Seguin, TX 78155				
3250 2				
3561 Peachtree Lane	3561PTL			
Marlon & Leticia Pugh (H)				
3564 Peachtree Lane	3564PTL			
Hector Rodriguez (H)				
riector Nounguez (11)				
3565 Peachtree Lane	3565PTL			
Laura Jo & Thomas Griffith (H)				
3568 Peachtree Lane	3568PTL			
James Balthazar (H)				
V. 7				
3569 Peachtree Lane	3569PTL			
Charles Howell (H)				
3572 Peachtree Lane	3572PTL			
Ricky and Cindy Bradley (H)				
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Larry & Josephine Young (H)		( ) tus	din fry Li young 1972 & gnait.	COM
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## **Carolina Crossing**

#### ANNUAL MEETING REPORT AS OF 01/13/20

(H)=Current Owner (P)=Prev Owner (R)=	Resident/Tenant	(V)=Developer		
PROPERTY ADDRESS	ACCOUNT NO	LOT/UNIT	RATIO SETTLED	SIGNATURE
3576 Peachtree Lane David Rasmussen (H)	3576PTL			
3577 Peachtree Lane Farmer Housholder (H)	3577PTL			-
Geraldine Housholder (H) 4031 Grizzly; Casper, WY 82604				
3580 Peachtree Lane Blaise Cui (H)	3580PTL			
3581 Peachtree Lane Rodney and Rie Richter (H)	3581PTL			
3584 Peachtree Lane David Rhoads (H)	3584PTL			
3585 Peachtree Lane Francisco Mendoza (H)	3585PTL			
3588 Peachtree Lane Donald Kraft (H)	3588PTL			Donaldad Gene Kjep
3589 Peachtree Lane Ladonna Bacon (H)	3589PTL			
3593 Peachtree Lane Diana De La Rosa (H)	3593PTL			
3500 Piedmont Place Stacey Mann (H)	3500PP			
3501 Piedmont Place Philip Lemoine (H)	3501PP			
3504 Piedmont Place Aaron and Maren Nicholson (H)	3504PP			
3505 Piedmont Place Frank Jaap Jr. (H) 1264 Tenderfoot; New Braunfels, TX 78132	3505PP			
3508 Piedmont Place Ralph Miller (H)	3508PP			
3509 Piedmont Place Ingrid Torres (H)	3509PP			
3512 Piedmont Place	3512PP			

DATE: 1/13/20 TIME: 9:41 AM

# Carolina Crossing

(H)=Current Owner (P)=Prev Owner (R)=F	Resident/Tenant	(V)=Developer		
PROPERTY ADDRESS	ACCOUNT NO	LOT/UNIT	RATIO SETTLED	SIGNATURE
3512 Piedmont Place Properties Two LLC (H)	3512PP		<del>-</del>	
American Homes 4 Rent (H) 30601 Agoura Rd. Ste 200; Agoura, CA 91301-2148			, - · · · · · · · · · · · · · · · · · ·	
3513 Piedmont Place Colleen Boland (H)	3513PP		-	
3516 Piedmont Place Bowen Pratka (H)	3516PP		-	
3517 Piedmont Place Ronald Brannigan (H) 19515 Remington Manor St.; Spring, TX 77379	3517PP		-	
3520 Piedmont Place Hazel Nash (H)	3520PP			
3521 Piedmont Place John Hipp (H)	3521PP			
3524 Piedmont Place Richard Casaus (H)	3524PP			
3528 Piedmont Place Thomas Borowiee (H)	3528PP			
20507 Deer Garden Cove; Garden Ridge, TX 78266-282	21			
3532 Piedmont Place Irma Doskal (H)	3532PP			
3536 Piedmont Place Craig & Carra Milikien (H)	3536PP			
3540 Piedmont Place Daniel Gutierrez (H)	3540PP			
3544 Piedmont Place Kelly Killian (H)	3544PP			
3548 Piedmont Place Steven and Sylvia Coon (H)	3548PP			
3552 Piedmont Place Dane Jensen (H)	3552PP			
3556 Piedmont Place William Deeb (H)	3556PP			

## **Carolina Crossing**

#### ANNUAL MEETING REPORT AS OF 01/13/20

(H)=Current Owner (P)=Prev Owner (R)=Resident/Tenant (V)=Developer

PROPERTY ADDRESS	ACCOUNT NO	LOT/UNIT	RATIO SETTLED	SIGNATURE
3560 Piedmont Place Kerry Eberhard (H)	3560PP			Acres Cabacalatal no
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Robert Woodfork (H)				140-601.4000
3501 Saratoga Place	3501SP			ŭ
Jacklyn Nepomuceno (H)			03/22/19	
dacklyn repondedne (11)				
3504 Saratoga Place	3504SP			
John & Emma Barr (H)				
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3505 Saratoga Place	3505SP			
Steven & Jennifer Spreen (H)				
3508 Saratoga Place	3508SP			
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Jessica Bracamonte (H)				
3509 Saratoga Place	3509SP			
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Riley and Maria Griffin (H)				
3512 Saratoga Place	3512SP			
Cynthia Jolly (H)				
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3516 Saratoga Place	3516SP			JESSE AREHIVAR JR Thomas Lade Debbie Wells
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3517 Saratoga Place	3517SP			Debhie Wolls
Deborah Wells (H)				Danie Mars
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3520 Saratoga Place	3520SP			
Joseph Padilla (H)				
Angelica Ramos-Padilla (H)				
3594 Carataga Plaga	3521SP			
3521 Saratoga Place	332101			
Janey Sturgis (H)				
3524 Saratoga Place	3524SP			
David & Kristina Ellis (H)				
4870 Cliff Drive; Rapid City, SD 57702				
2505 Cayataga Plana	3525SP			
3525 Saratoga Place	302001		08/09/19	
John Engelhardt (H) 6191 Circle Oak Dr.; Bulverde, TX 78163				
0131 Olicie Oak Dr., Dulverde, 1 x 70100				

Total Properties Listed: 103

## **Carolina Crossing**

(H)=Current Owner (P)=Prev Owner (F			
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529 Saratoga Place	3529SP		
fichael Baird (H)			
532 Saratoga Place	3532SP		
Maria & Pete Dimas (H)			
500 Sherman Drive	3500SD		
Edward & Gloria Marshall (H)		/	
8501 Sherman Drive	3501SD		
Melissa Knepper (H)	000100	08/05/19	
vielissa Krieppei (II)		00/00/10	
3504 Sherman Drive	3504SD		
Robert & Martha Chinnock (H)			
418 N Placita Gacela; Tucson, AZ 85718			
3505 Sherman Drive	3505SD		
Dawna & Duane Conti (H)			
3508 Sherman Drive	3508SD		
Steven Icke (H)			
0700 Ol D.:	3509SD		
3509 Sherman Drive Vincent Davis (H)	33093D		
vincent Davis (11)			^
3512 Sherman Drive	3512SD	101	( March
Robert Crow (H)			'MWW
3513 Sherman Drive	3513SD		
Joseph Martin (H)			
Second in the second			
3516 Sherman Drive	3516SD		
Ricardo Santini (H)		-	
3517 Sherman Drive	3517SD		
Mary Ann Saldana (H)			
na.j. and ourself (1)			

# NOTICE OF THE ANNUAL MEETING FOR MEMBERS OF CAROLINA CROSSING HOMEOWNERS ASSOCIATION, INC.

Please note the day of the meeting is Tuesday, January 14<sup>th</sup> 2020. The previous notice that was mailed had the incorrect day of week.

This is a public notice advising all property owners of Carolina Crossing Homeowners Association, Inc. of the 2020 Annual Meeting. The following will be reviewed and discussed as designated in the Bylaws for the purpose expressed therein:

I. Call To Order Meeting

II. Roll Call

III. Proof of Notice of Meeting

IV. Reading of Minutes of Preceding Meeting

V. Financial Report

VI. Election of Directors

VII. Unfinished Business

VIII. Adjournment

# Carolina Crossing Homeowners Association, Inc. Annual Meeting will be held:

DATE: Tuesday, January 14, 2020

TIME: 6:30 to 8:00 PM

PLACE: City of Schertz Library

Schertz Parkway

All members are cordially invited and urged to attend. In order to conduct official business, a quorum of ten (10) percent must be present in person or by proxy.

## Carolina Crossing South 2019 Income and Expenses & Cash Balances

**Total Direct Expenses** 

INCOME:		40.700.00	
Assessment	41,493.94	40,788.00	
Bank Account Interest	47.73	0.00	
Late Fee	46.20	0.00	
Total Income	41,587.87	40,788.00	
EXPENSES			
Direct Expenses			
Electric/Lighting	<b>★</b> 1,258.00	1,000.00	
Maintenance	108.00	200.00	
Fence Repair	0.00	500.00	
Management Fee	11,400.00	11,400.00	
Insurance	3,121.00	3,600.00	
Signage	0.00	100.00	
Irrigation Repairs	3,690.09	3,500.00	
Groundskeeping	9,147.19	9,000.00	
Tree Trimming/Removal	<b>★</b> 3,624.00	400.00	
Electricity/Gas	2,190.00	2,500.00	
Water/Sewer	2,654.22	2,000.00	1 to done
Refuse Removal	612.00	0.00	> 60/mo col plane
Gate Telephone	1,244.49	1,200.00 120/mb	70
Painting	0.00	100.00	
Gate Contract	730.70	750.00	
Gate Repairs	<b>1</b> 1,779.02	600.00	
Gate Remotes	451.40	0.00	
Christmas Decor	0.00	0.00	
Miscellaneous Expenses	229.39	0.00	

52,239.50

36,850.00

General & Adminstrative			
Copying/Printing	287.25	100.00	
Postage/Shipping	897.93	1,000.00	
Bank Charges	0.00	200.00	
Bad Debt	0.00	0.00	Q. 1
Legal	1,292.30	500.00	2x1m
Audit	1,050.00	1,000.00 g FY	and les
Social Expenses	20.00	250.00	distribution
Licenses/Taxes/Permits	10.00	60.00	ر مورد م
Site Coordinator	1,350.00	0.003	diversión 2x/ma
Total General & Adminstrative	4,907.48	3,110.00	
Reserve Expenses			
<b>Total Reserve Expenses</b>	0.00	0.00	
TOTAL EXPENSES	57,146.98	39,960.00	
NET INCOME	-15,559.11	828.00	L. Joic
CASH ASSTES Operating Account Interim Account Reserve Account		8,293.32 reverse production of the second of	A DONAL PORTOR OF THE PORTOR O
		33,888.38	
TOTAL CASH	this yr.	20,000.00	
- not to irrease dues	0		

opportunities:
- Power Work wall
- entgway-planty, landregu, etc.

# CAROLINA CROSSING SOUTH IMPROVEMENT REQUEST FORM

In accordance with the recorded covenants, conditions and restrictions of the Association, and in order to protect each individual lot owner's rights and values, it is required that any lot owner who is considering improvement of his deeded property to include, but not limited to patio covers, decks, outside buildings, fencing, building add-ons, etc., submit the following to the Architectural Control Committee prior to initiating work on the planned improvements.

1. Completed Improvement Request Form

11120 Wurzbach, Suite 205

r.meza.kyse@sbcglobal.net

San Antonio, Texas 78230 or email to:

2. Complete and detailed building plans and specifications

3. A site plan showing the location of the proposed improvement

If any change is made without approval, the Committee has the right to tell the homeowner to remove the improvements from his property. Any homeowner considering any exterior improvements to his property is urged to review the recorded deed restrictions prior to initial request.

Owner Name:	City	State:	Zin:
Address: Home Phone:	City	Work Phone	zap.
TOTIC PROTE.		WOLK I HOLK.	
Briefly describe the improvements, which you propose	(see options on ne	xt page):	
bangsig 5708s	(2009)		Skeloati guarjohane
houserg m			
Who will do the actual work on this improvement?			
f			
Location of improvement (check actual areas that apply	): :::::::::::::::::::::::::::::::::::		
Front of dwelling	Back of	dwelling	Side of dwelling
Poof of dwelling	Garage	SERVICE TO A SERVICE CONTRACTOR OF THE PROPERTY OF THE PROPERT	Patio
Other (describe)			Paratatataya Produkta atti o
Brick - ColorStain - ColorCementElectricWood SidingOther		Paint – Color Stucco Glass	ho /GE]
I understand the Architectural Control Committee will a regarding their decision. I agree not to begin property i I understand that all construction must meet City Codes codes but rather are intended to work with them.	mprovement with	out written approval from the	e Architectural Control Committee approvals do not override the City
Homeowner Signature			
Date			
Construction Start Date Completion Date			
RETURN COMPLETED FORM TO:			
Carolina Crossing South			

(Continued)

The following documents/information must be in	cluded for your improven		
	EMENT REQUEST FORA		
Complete and detailed building plans and sp	pecifications of the second		
Copy of survey site plan (should have been p	provided with closing paper	but lot owner's rights and values, it is required that it, but not intrined to pate covers, decks, outsic(?	
Location of improvement on copy of site pla	an openied support control of the co	scenal Control Commutee prior to initiating work on	
•		i - Contpleted Improvement Request Form	
Attacimients	rasma natitut pasida.	and the maintains of the principal of the property of the principal of the	
hotpops per to regione the introducements from:	foolillei oi irlain salt and sait	Heart change a made without support the Commit	
surged to review the recorded deed restrictions	overseass to live property is	perty. Am homeowner considering any exterior important reduces.	
	Type of Improvement		
	City:		
	Nork Pho	atio Cover	
Basketball goal/permanent	quioss on rext page):	lay structure	
Basketball goal/portable	F	ool/above ground	
Deck	F	ool/in ground	
Fencing	F	Room addition	or of V
Landscaping		spa/hot tub	
		of improvement (oberk actual areas that apply).	
Patio Side of dwelland	Hack of dwelling	Storage building	
	ACC use below this li	ne————————————————————————————————————	
Recommendations/Requirements		i elderitme doedn), teeneverseen editooi been ed at b	
	(288)	) STROLLING AND LIBERGATION SUITA SALES	
d - Color L - Color	Application of party	Heid Color State Color	
A	and		
Approved and the second	ANIA ANIA	bledra Wind Stilling	
		25083	
relation of the state of the st	Comminis ministra travanam minis	hand the Architectural Control Constitted will act on	Ázaní ster
Disapproved for the following reasons			
ol Committee appropriate do not oxionide the City	mina') Irvet seletina telli led	tined that all concentration much ment (Sty Codes and to it cather are intended to a ork with them	
		Sunnigué 1907	
ACC Member	Date		
ACC Member	Date	tion Start Data Completion Oute	unizac
ACC INTERIORI	Date		
ACC Member	Date	Crossing Sand.  cord Associates Management Co., Inc.	