**CAROLINA CROSSING SOUTH**

**HOMEOWNERS ASSOCIATION**

**BOARD MEETING**

**MAY 8, 2013**

CALL TO ORDER: Ken Mamot (President of the Board) officially called the meeting to order at 6:30 PM.

ATTENDEES:

HOA Board: Ken Mamot (President), Tom Lake (Vice President), Victoria Panzer (Secretary), Rob Crow (Treasurer) and Diane Munoz (Procomm Manager) were present. Dee Buckley (Member at Large) was absent.

HOA Members: John and Elaine Ostrowski and Hannelore Hills were present.

APPROVAL OF PREVIOUS MINUTES: Minutes from the previous HOA meeting were read. Tom Lake made a motion to approve the minutes pending verification. The motion was seconded and passed.

FINANCIAL REPORT: Rob Crow presented the financial report. He noted a discrepancy on GL Code 5215 and Diane Munoz stated that she would look into the matter. Tom Lake made a motion to approve the minutes pending verification. The motion was seconded and passed.

Account Balances as of Mar 31, 2013

FAB checking $15,604.88

Randolph Checking $27,886.63

Randolph Saving $18,724.37

**Total $62,215.88**

Delinquent as of May 3, 2013

1 Payment Plan $947.35

1 Attorney Pending $637.54

10 Current $880.00

2 30 Day Reminder $40.00

**Total $2,504.89**

UNFINISHED BUSINESS:

a. Entrance Gates: The previously approved repair work required for the entrance gates was completed. Additional repairs to the pedestrian gate and a loop detector were required and approved.

b. Fence: The previously approved repairs and painting required for the community fence was completed. Due to a wind storm additional work was required and approved.

c. Landscaping: The board discussed a new landscaping contract. Victoria Panzer presented four new proposals for landscaping services. Tom Lake made a motion to contract Star of Texas for one year effective 1 July 2013. Rob Crow made a motion to cancel Greater Texas Landscaping (GTL) effective 30 June 2013. Diane Munoz will provide a 30-day notice to GTL. Ken Mamot approved and signed the Star of Texas landscaping contract and delivered it and the Vendor's Packet to Ms. Munoz to execute.

NEW BUSINESS:

Call Box: The Board received several complaints regarding the front gate call box and it was assessed for additional repairs. One proposal suggests replacing the entire call system with an Elite EL 2000, a lesser quality system than we currently have. Another bid suggested replacing only the processor within the present system. The Board requested Procomm to solicit another bid for only the processor from the same company who suggested replacing the entire system.

Road Damage: Complaints were received regarding cracks in the streets within the HOA area of responsibility. Rob Crow coordinated an assessment of the roads and presented one bid for repairs. Further discussion delayed until two additional bids are received.

Vandalism: Graffiti appeared on outside fences and the City notified residents to clean it immediately.

Yard Sale: The HOA will sponsor a community Yard Sale on 22 June 2013, 8 AM to 1 PM. The rain date is scheduled for 29 June. Residents are encouraged to submit names to the HOA Secretary if they want to participate.

Meeting Sign: Tom Lake will order a professional sign to advertise HOA meetings.

NEXT MEETING: The next HOA Meeting will be 14 August 2013, 6:30, Schertz Library in Meeting Room #1.

ADJOURNMENT: The meeting was adjourned at 7:50 PM.

Respectfully Submitted,

VICTORIA L. PANZER

SECRETARY

CCSHOA