

CAROLINA CROSSING SOUTH HOMEOWNERS ASSOCIATION

Annual Meeting Minutes
January 23, 2023

I. CALL TO ORDER

Meeting called to order at 6:30 p.m. after establishment of quorum; see sign in sheet.

II. ROLL CALL OF OFFICERS

Present board members: Don Kraft, *President*; Frank McElroy, *Vice President*; Jesse Arenivas, *Treasurer*; Dustin Smith, *Member at Large*; Angelica Ramos, *Secretary*

III. PROOF OF NOTICE OF MEETING

Proof of meeting was mailed to each member January 2023.

IV. APPROVAL OF LAST MEETING MINUTES

No meeting minutes were available to be read.

V. FINANCIAL REPORT

- a. A copy of Income/Expense Statement for the period 01/01/22 to 12/31/22 was provided to each member in attendance.
- b. Maintenance of the gate is the biggest expense totaling \$3,338.53 this past year. Allocating \$600.00 to this year's budget.
- c. HOA bank accounts with balances are as listed: RBFCU Checking \$5,889.40, RBFCU Savings \$19,826.60, Operating Texas Capital \$14351.42
- d. Discussed having one main account possibly RBFCU Savings, members agreed to use one account with RBFCU Savings. Kyse Management discussed keeping into consideration Operating Texas Capital when needing loans.

VI. UNFINISHED BUSINESS

- a. The sidewalk extension has not been completed. Community members reached out to the City of Schertz who stated they had no recollection or documentation of approval of sidewalk extension. *The Secretary will be contacting the City of Schertz to review records in January 2020 where the city approved the extension of the sidewalk on the outside perimeter of Savannah Square.*
- b. The landscaping at the front entrance needs work and members requested plants that are sustainable and Texas weatherized. Kyse Management received a proposal but the amount was too expensive. *Community members have agreed to research what types of plants can be placed on and Kyse Management will receive bids on the cost of the plants.*
- c. Stone fence at Schertz Pkwy continues to require work. It is falling apart and separating at the columns. Some posts appear to be hollow and need to be filled at the joints. *Kyse Management will be going out with board member to review the condition of the fence.*
- d. The use of commercial vehicles being parked along the streets is against the covenants and bylaws of Carolina Crossing South. *If residents continue to see parking of commercial vehicles please email Kyse Management - Richard Zepeda <rzepeda@kysemc.com> with resident address so that Site Coordinators can review and follow procedures.*
- e. Site Coordinators continue to drive in the subdivision during the day two times a month. Letters of violations against the bylaws continue to be sent out to residents.

VII. NEW BUSINESS

- a. Wooden fence along Schertz Parkway where the joining stone walls between Carolina Crossing South and Ashley Place needs attention. Resident at 3501 Peachtree has a

secured gate that allows access and last City of Schertz tree trimming knockeddown a few planks on that fence. *Kyse Management to go with board members and walk thru to assess damage and possibly reimburse resident for the repair.*

- b. Another area that Kyse Management will look into is the pillar to the right of Peachtree that is cracking. *Kyse group and board member to review for damage and review removing a tree that is causing the pillar to crack.*
- c. The Christmas budget was discussed as being used for the purchase of new lights and the cost of decorating for the next Holiday season. The budget has allowed \$500 for now and some residents stepped forward to help decorate once these new lights are purchased. Don Kraft offered to keep storage of these lights as he has done each year.

VIII. ELECTION OF DIRECTORS

We have a full board that was recently nominated last year and elections were discussed for this year. It was discussed that some board members have served 2 years back to back. New nominations were discussed but agreed as community members present that the current board members would continue.

Don Kraft, *President*

Frank McElroy, *Vice President*

Jesse Arenivas, *Treasurer*

Dustin Smith, *Member at Large*

Angelica Ramos, *Secretary*

Community members would like to revive the Architectural Control Committee (ACC) who volunteer their time to review and approve homeowner plans prior to alteration or new construction to ensure architectural conformity with our covenants. and past year members have agreed to be part of that committee as listed below:

Rich Patterson

Tomas Torres

Debbie Wells

IX. ADJOURNMENT

The board meeting adjourned at 7:41 p.m.

Meeting minutes prepared by: Angelica Ramos, Secretary