CAROLINA CROSSING SOUTH

ANNUAL HOMEOWNERS MEETING

October 23, 2014

6:00 PM

1. CALL TO ORDER – The meeting was called to order at 6:05 pm by Mr. Ken Mamot, President
	1. Determination of Quorum – With a total of 14 homeowners, 14 present and 0 by proxy, quorum was established.
	2. Proof of Notice – Proof of notice was provided by Ms. Juanita Seekins, ProComm.
	3. Introduction – Mr. Mamot introduced himself and the other Board Members: Mr. Rob Crow and Mr. Tom Lake; and Ms. Juanita Seekins from ProComm.
2. Approval of Minutes – A motion was made and seconded to approve the 2013 Annual Meeting Minutes. Motion carried.
3. Financial Review – Mr. Rob Crow presented the year to date 2014 financials and 2015 approved budget.
4. President’s Report
	1. Board of Directors –
		1. Communication has been a big effort. Signs, website and emails have been used to improve communication with the residents.
		2. Told folks that they could call GVEC if street lights were out and they will respond. Please notify the HOA.
		3. Asked residents to not use the light cages for seats. Some minor vandalism has occurred.
		4. Issue about the pedestrian gate, kids playing on it. It seems to operate OK, but potential hinge problem.
		5. If you put a No Soliciting sign posted in your home, you can call the city and they will fine the violator
		6. We haven’t addressed covenants and by-laws in 18 years since the inception of the community. We have no ability to enforce current covenants without some changes. Open issue. By-law updates presented tonight are only to bring them in line with state law and to remove the builders’ influence in the language.
	2. Community Condition – generally in good condition. The projects were noted in the mailing. Gates, fence, call box and irrigation were addressed.
	3. Outstanding Project - Street sealing was explained.
	4. Suggest Future Projects
	5. Covenant Non-Compliance – several homeowners
	6. City Police Services –
		1. Schertz police have been contacted and have monitored the community. Speed is mainly in compliance.
		2. There is a petition for invitation of police services to monitor traffic laws, parking violations (fire hydrants or non-functional vehicles.
5. Community Manager Comments –
	1. Introduced herself
	2. Requested homeowners consider volunteering for the board.
	3. Rob Crow explained how good our ProComm relationship is with Juanita in place.
	4. Kenneth Mamot gave insight as to how Schertz looks at gated community. They want to have a good relationship. They are not allowed by law to provide services except in the event of an emergency. At 20 years, major road repairs can be expected. City doesn’t see as many new requests for gated communities.
6. ACC Report – Steve Icke was introduced.
	1. No ACC issue since Nov. 2013.
	2. Rich Patterson and Tomas Torres volunteered to sit on the committee
7. Question and Answer Period
	1. A homeowner asked if the city has assessed our community. We would have to approach the city with a very serious interest before they would expend the effort to evaluate the condition of the community.
	2. Rob clarified that there are two discussions. The first is a petition to get city police services, the second is a what if we were to be annexed by the city. As of now there is no movement on the latter issue.
8. Elections – Juanita called for nominations and received 5 volunteer nominations.
	1. The following people volunteered to serve on the Board:
		1. Steve Icke
		2. Danielle Griffin
		3. Joseph Padilla
		4. Elizabeth Sabeh
		5. Beverly Hymer
9. Approval Vote – By-Laws approved by acclamation
10. Adjourn – meeting adjourned at 6:58.

 Respectfully submitted,

 Rob Crow