**CAROLINA CROSSING SOUTH**

**HOMEOWNERS ASSOCIATION**

**BOARD MEETING**

**AUG 20, 2013**

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

ATTENDEES:

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

HOA Members: Elaine Ostrowski, Tom and Irma Doskal, James Schiek, Don Craft, David and Kelly Rasmussen, Ron Fosmire, and Hannelore Hills were present.

APPROVAL OF PREVIOUS MINUTES: Minutes from the previous HOA meeting were approved as read.

FINANCIAL REPORT: Diane Munoz presented the financial report.

**Account Balances as of Jun 2013**

FAB checking $15,155.08

Randolph Checking $27,886.63

Randolph Saving $19,194.37

**Total $62,236.08**

**Delinquencies as of 19 Aug 2013**

2 Payment Plan $1,204.45

1 90 CB file $ 250.71

7 30-day Reminders $ 798.18

UNFINISHED BUSINESS:

a. Landscaping: Victoria Panzer reported that the new landscaper started to work on 1 July. The company is striving to increase the efficiency of the sprinklers, cut back trees, and increase the health of the grassy areas. The landscapers attempt to avoid their trimmers to mar the bottoms of the fence and maintain a neat appearance. They ask that homeowners along Savannah manage their grasses to avoid growth through the fence.

b. Fence: A homeowner offered to re-touch marred areas on the fence. The Board can procure paint within one or two days at $15 per gallon. Again, the Board asks that homeowners who share the common fence adequately maintain the fence from inside their property to avoid being charged for repairs.

c. Yard Sale: The HOA conducted a successful Yard Sale on 22 June. There is no planned fall Yard Sale.

NEW BUSINESS:

a. Homeowner Correspondence/Complaints/Advisement: In recent months the Board received homeowner complaints regarding violations to the HOA Covenants. These complaints include overgrown trees above public sidewalks, cars, trailers and boats in the road, tree stumps placed on the lawn strips, berries staining/accumulating on public sidewalks, unattended lawns, etc. Our ProComm Manager, per contractual agreement, provides two monthly inspections of the community and notifies homeowners with noted discrepancies with a request for correction. The Board asks homeowners to comply with all covenants but, if notified about a discrepancy to please correct it as soon as possible.

In 2010, the Board attempted to revise the covenants to allow for a means to enforce uncorrected violation but the work was not completed. The current HOA Board of Directors is considering a review of the proposed revisions.

b. Entrance Lights: The Board assessed the cost efficiency of repair, replacement or upgrade of the electrical lighting at the front entrance. The matter was discussed and tabled until the next meeting pending additional estimates to include the tree light as well as ground level lighting.

c. Board Membership: A board member is considering resigning. The Board agreed to continue "as is" until the Annual Meeting to elect three new Board Members.

d. Gate Openings: Schools will re-open for a new school year next week. The gates will be opened from 6 AM to 9 AM and 3 PM to 6 PM.

e. On behalf of the ACC, Elaine Ostrowski, reported that a homeowner provided a completed ProComm ACC form to the management company and was erroneously charged $25.00. ProComm informed Mrs. Ostrowski that the check was not cashed and returned to the Homeowner. Homeowners were advised to use the ACC form available on our own website at no charge.

NEXT MEETING: Annual HOA Meeting will be held on 22 October 2013, 6:30 PM, Schertz Library in Meeting Room #1.

ADJOURNMENT: The meeting was adjourned at 7:20 PM.

Respectfully Submitted,

VICTORIA L. PANZER

SECRETARY

CCSHOA