**CAROLINA CROSSING**

**HOMEOWNERS ASSOCIATION**

**ANNUAL MEETING -- October 20, 2010**

CALL TO ORDER: The required 10% quorum was met as represented by 15 homeowners and 1 proxy. Mr. Elby Jones officially called the meeting to order art 6:17 PM

PROOF OF NOTICE: The official proof of notice was mailed out by ProComm on September 20th. The notice announced the meeting would be held in the large conference room at the new Schertz Library.

INTRODUCTION OF BOARD MEMBERS: All board members, ProComm Representative, Mrs. Diane Munoz, and all homeowners were introduced. The following board members were in attendance.

President -- Mr. Elby Jones

Vice President – Mr. Robert Chinnock

Treasurer – Mr. Raymond Ellis

Member-at-Large – Mr. Donald Kraft

Secretary – Mrs. Judith Jones

APPROVAL OF PREVIOUS MINUTES: Minutes from the previous annual HOA meeting were read. Mr. Ken Mammott asked whether the increase in quarterly dues was a one-time assessment or permanent. He and all attendees were advised the increase was permanent. After no further discussion, the minutes were approved by the HOA board.

FINANCIAL REPORT: The proposed budget for 2011 was not ready to be presented at the meeting. All attendees were advised the HOA board would convene on October 25th to discuss budget for the upcoming year. All homeowners will be notified once it has been approved.

PRESIDENT’S REPORT: Mr. Elby Jones reported to all attendees we had a generally good year within the subdivision. We were able to complete the major project of recoating all the roads, establishment of our Carolina Crossing South HOA Web Page, and creation of the first every Carolina Crossing South HOA Handbook. Progress with the new landscape company continues to benefit the subdivision. Elby identified recurring and costly issues affecting our budget. These issues included our current sprinkler system, flood lights, and our gates. Mr. Jones further acknowledged several volunteers who assisted in staining the fence on Peachtree Lane. A big “thank you” goes out to Kevin Gillin, Vicki Panzer, John and Dee Buckley, and John Ostrowski. Board members participating in this project included Rob Chinnock, Donald Kraft, and Elby Jones.

NEW BUSINESS:

Gate System Issues: We are getting closer to the time when we will need to replace the outgoing gate system. We are at the point of having to contact gate maintenance on a recurring basis to fix issues with the outgoing gate system. We are including funds in the budget to pay for the new system, if and when we need to replace it.

Street Signs: After a lengthy and illustrated discussion on new street signs and placement thereof, a motion was made by Rob Crowe and seconded by Robert Woodford that instead of replacing all speed limit signs, we create a general sign at the gate to identify the established speed limit of 15 MPH for our subdivision. Prior to voting the following motion was formulated by all attendees. “All existing speed and children playing signs/posts will be removed from inside the subdivision. The 15 MPH sign and No Soliciting sign will be removed from the middle island on the outside of the gate. The four stop sign posts within the subdivision will be replaced with approved height posts. All stop signs will be refaced and attached to the new posts. The two stop signs on the gates will also be refaced. The HOA will procure a welcome board identical to the one located at Carolina Crossing North and have it installed on the right side of the entrance area. This welcome sign will have the 15 MPH, Caution Children Playing, and No Soliciting included on the sign. A flood light will also be placed in front of the welcome sign.” All members in attendance voted to accept this motion. Execution of this motion will take place in early 2011 when funds will be available.

Garage Sale: General consensus of all attendees agreed in having a Community Garage Sale twice a year.

Light on Gate Call Box: A homeowner identified a need for a light on the call box to allow the key pad to be visible during the evening. It was determined that a light already exists, but it was burned out. It has been replaced.

HOMEOWNER REPRESENTATIVE ELECTION: Mr. Tom Doskal of 3532 Piedmont volunteered to be on the board. Judi Jones agreed to stay on as Secretary. There were two other names mentioned to help fill the remaining position on the board. They will be contacted individually to see if they are interested.

QUESTION AND ANSWER PERIOD: There was a discussion about the ACC Committee and its effectiveness. Mrs. Jodi Lopez officially notified the HOA Board President of her intent to resign because of other commitments. Mr. James Balthazar volunteered to be part of the committee and was accepted by the HOA board. We are currently looking for other residents to be members of the ACC.

NEXT MEETING: The next HOA Board meeting will be held in January 2011.

ADJOURNMENT: The meeting was adjourned at 7:35 PM.

Respectfully submitted

JUDITH L JONES SECRETARY HOA CC SOUTH