**CAROLINA CROSSING SOUTH**

**HOMEOWNERS ASSOCIATION**

**BOARD MEETING**

**FEBRUARY 22, 2012**

**UPDATE**

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

ATTENDEES:

HOA Board: Tom Doskal, Robert Woodfork (Vice President), Rob Crowe (Treasurer), Elaine Ostrowski (Member at Large) , Victoria Panzer (Secretary) and Diane Munoz (Procomm Manager)

HOA Members: Thomas Lake, Geri and Don Kraft, Richard and Cindy Patterson, Claudette Barnett, Ray York, James Balthazar, Alan Beardsley, and Kenneth Mamot

APPROVAL OF PREVIOUS MINUTES: Minutes from the previous HOA meeting were read. Robert Woodfork made a motion to approve the minutes as read and Elaine Ostrowski seconded the motion.

FINANCIAL REPORT: Rob Crowe presented the financial report. Robert Woodfork motioned to approve the report and Victoria Panzer seconded the motion.

UNFINISHED BUSINESS:

ACC Committee: The ACC Committee no longer consisted of five members therefore the board discussed accepting two volunteers to the committee. Rob Crowe made a motion to approve the volunteers and Elaine Ostrowski seconded the motion The ACC committee now consists of the following members: James Balthazar, Ray York, Jake Jacobs, and the two new members, Steve Ickes and John Ostrowski. Tom Doskal stated the HOA Board Member at Large, Elaine Ostrowski, serves as a liaison to the Architectural Control Committee and conducts periodical meetings through the year.

Texas Legislative Changes Regarding HOAs: Victoria Panzer discussed the latest Procomm sponsored legal seminar regarding Texas HOA Legislation presented on December 19, 2011. To meet mandated timelines, Procomm consolidated the HOA By-laws, the Articles of Incorporation, and the new legislative changes into a Community Manual and filed the complete document with the court. The legislative changes still require an update to the HOA By-Laws. In 2011 the HOA had a committee addressing possible changes to the By-Laws. Tom Doskal asked Alan Beardsley to re-organize his committee to update current By-Laws with the new changes. The Board continued to discuss this process stressing that after the revision of the By-Laws by the committee the By-Laws require a vote of approval by the HOA members.

NEW BUSINESS:

HOA Website: Victoria Panzer volunteered to maintain the HOA website upon the departure of Elby Jones. The Board disseminated refrigerator magnets to all attendees in an effort to promote the use of the website. The Board requests that members provide their email address to ccshoasec@hotmail.com to receive notice of updates to the HOA website.

Spring Yard Sale: The Board discussed a possible yard sale this spring. Any volunteer to arrange the yard sale should contact a Board Member.

Spring Clean Up: Schertz Spring Clean Up runs from March 3-18. The Board encouraged members with suggestions for areas requiring repair within the subdivision to report it to a Board Member. Robert Woodfork offered his trailer to any neighbors who have a need for it during Spring Clean Up.

Currrently, the task of freshening the stain on the outside fence facing Paschal Elementary requires volunteers.

Geri Kraft suggested that the green fencing and edging around the small, planted area along the Savannah fence line be removed for safety reasons. The recommendation was overwhelmingly approved.

Ray York suggested that the Board consider replacing some of the defective outside lighting around the front gate with LED lights versus halogen lamps. The price of the light will be more costly but energy efficient. Additionally, he suggested duplex receptacles around the same area. This is quite beneficial when setting up holiday decorations.

Diane Munoz (Procomm) stated cracks in the streets require sealing. She and the Board discussed acquiring several bids to have the cracks repaired.

Holiday Decorations: The Board thanked Ray and Janette York for setting up the holiday decorations for the subdivision this past December.

Calendar: Diane Munoz discussed updating the HOA calendar. The Board determined the following meeting dates:

 May 15 HOA Board Meeting

 August 14 HOA Board Meeting

 November 12 HOA Annual Meeting

Block Party: Robert Woodfork suggested having a Block Party. The Board discussed the possibility. Robert plans to seek more information and re-visit this issue with the Board.

EXECUTIVE SESSION:

Diane Munoz presented to the Board members Associa’s programs for the Associations. She discussed numerous portals, to include, but not limited to, website services and a gate repair company. The Board declined Associa’s services.

Signature cards at Randolph Brooks Federal Credit Union must be updated immediately. The Board agreed to remove Elby Jones and add Robert Crowe.

NEXT MEETING: The next HOA Meeting will be May 15, 2012.

ADJOURNMENT: The meeting was adjourned at 7:30 PM.

 Respectfully Submitted

 VICTORIA L. PANZER

 SECRETARY

 CCSHOA