

Sherman Hills Subdivision HOA

Annual Member Meeting

February 17th, 2022

Meeting: called to order at 6:08 by Vice President Scott Raymer

A roll call of the present HOA board members was taken with all 5 members present as follows: President Bev DeSantis, Vice President Scott Raymer, Treasurer Peggy Glass, Director at Large Stan Burke and Secretary Cathy Brock.

The minutes from the last annual meeting dated May 24th, 2021 were read by Cathy Brock, motions to approve first and seconded, and minutes accepted.

Nominations were sought for 2 open Board of Director positions. Both current board members, Peggy and Cathy were renominated. Motions to approve first and seconded, and accepted.

Board of Directors Report:

Read by Bev as follows:

It has been only 9 months since our 2021 annual meeting due to circumstances beyond our control and we appreciate your attendance here tonight. Our purpose as a Board of Directors is to manage the affairs of the HOA. This includes ensuring that the guidelines and covenants of the HOA are followed by all homeowners. This does present some challenges, but I want to assure you that all complaints or concerns presented to the board are addressed. If at any time you are unsure if there really is an issue, please feel free to see any of the members of the board. (This happens to all of us!). We are always in need of additional homeowners who would like to get involved and help with these concerns. We understand that at times there may be extenuating circumstances that may prevent you from being in compliance. Those exceptions are handled on an individual basis and should always be communicated to the board. Communication is key to make sure each situation is handled in the proper manner.

Budget Review:

The Income & Expenses 2021 and the Proposed Budget 2022 was presented and reviewed by each line.

Many questions by homeowners were discussed including:

- Utilities Fee with streetlights being the majority of the expense
- Community Affairs – rebates and welcome gifts, rental of clubhouse
- Reserve Funding- for signage at Sherman Hills entrance (formation of a committee and approach of other HOA'S that share the sign)
- Capital Improvements- updating round-a-bouts

Motion to approve first and seconded, and accepted

Old Business:

- Construction still ongoing at SR 50 with no update when it will be completed so there is no plan yet in place for our entrance sign.
- Spectrum Discussion - Had a meeting with Spectrum for neighborhood discount- board decided unanimously to not present the offer to membership as the risk was too great for the HOA as presented by Bev.

New Business:

- New location for board meetings held 3rd Thursday at 6:00 PM of each month at the neighborhood library. Members are welcome to attend and may speak if they wish by being placed on the agenda
- As always, we need volunteers for Activities and Rules and Regulations committees. Several members have sought to join the committees after the meeting was held
- New guidelines for Flags, Banners and Signs were read
- Homeowner question about faded street signs was addressed

Good and Welfare:

- Spoke about traffic control in the neighborhood- advised members to call the Sherriff Dept. as our roads are county maintained.
- Homeowner spoke to the possibility of hiring an off-duty deputy to patrol the area and to the creation of a committee for traffic control
- Raffled ten \$25.00 gift cards
- Suggestions for activities (including some events preferably on the weekends) including a golfcart gathering and a car show

Meeting Adjourned: motion to close first and seconded, meeting adjourned at 7:09 PM