

**CAROLINA CROSSING SOUTH
HOMEOWNERS ASSOCIATION
TOWN HALL MEETING – MARCH 23, 2011**

CALL TO ORDER: Mr. Elby Jones officially called the meeting to order at 6:34 PM.

HOA BOARD ATTENDEES:

Elby Jones, President

Judith Jones, Secretary

Tom Doskal, Member-At-Large

Don Kraft, Treasurer

Diane Munoz, ProComm Representative

Pete Reis, Vice President, was unable to attend due to work commitments.

IDENTIFICATION OF A QUORUM: The primary purpose of this Town Hall Meeting was to discuss and vote on updated HOA Bylaws. To approve the Bylaws a required quorum was necessary. The required 10% quorum was met as represented by 27 homeowners and 8 proxies.

OTHER DISCUSSION AREAS:

Road Coating. One-year warranty for the road coating will expire in June 2011. Mr. Jones will contact the company and obtain instructions to identify areas where recoating may be required under the warranty.

New Grass Sod. We received a quote from Greater Texas Landscape Services for removal of the old grass, installation of topsoil, and installation of Bermuda sod at designated common areas in the amount of \$265.75. Discussions by Mr. Woodfolk and Mr. Ostrowski challenged the use of Bermuda sod in the designated areas because of the overhanging trees. The board decided to table this request until we contacted the company to determine if a different grass sod could be planted.

Replacement of stop signs/removal of signs. All old stop signs/posts were removed in the subdivision as well as all speed zone and children playing signs/posts. New stop signs and posts were installed at all applicable locations. Special thanks to Mr. Ostrowski for his assistance in trying to remove one of the stop sign posts. All action on this project is closed.

Procurement/Installation of Welcome Sign. The new Welcome sign was procured and installed at the main entrance. Once again, thanks to Mr. Ostrowski for his assistance in off-loading the sign and placing it in the holes. All action on this project is closed.

Light for Welcome Sign. All required items were procured and installed to provide lighting for the Welcome sign at the entrance. All action on this project is closed.

Procurement/Installation of Bollard(s) for area around call box. This project will continue to be pursued. Concern was expressed by several homeowners on the sturdiness of the poles and life-cycle of the covers. Mr. Jones will obtain the cost for buying the cast iron pipes and covers.

Reconfiguration of lawn area along Savannah Drive. Discussion on the board and among homeowners determined no one had a clear idea of what action should be taken. Two actions are being considered (1) Put grass sod in the area or (2) Put a landscape feature in the area consisting of large rocks, plants, and mulch. Mr. Jones advised all homeowners to contact one of the board members with their recommendations for the designated area.

Identification of Common Use Areas. Mr. Jones indicated he was still going to make a trip to the County Court House in Seguin to obtain a large copy of the plat for the subdivision. Some discussion occurred between homeowners over what was considered as "common use areas". Information was provided as to what we feel will be determined as "common use areas". The plat would be provided to the ProComm legal staff to determine all common use areas in the subdivision.

DISCUSSION/VOTING ON REVISED HOA BYLAWS. Mr. Jones welcomed all homeowners for this part of the meeting and discussed the cross reference spreadsheet that provided a comparison between the current and proposed Bylaws. Mr. Jones explained to all homeowners that we would go through each article in the proposed Bylaws and respond to all questions or concerns. Article I of the Bylaws was read with only minor comments. Article II – Definitions – became a stopping point for the discussion period. The homeowners had major difficulty with the definition of "Homeowners in Good Standing". Discussion on this subject led to the establishment of a special committee of homeowners to rework the Bylaws and present their updated product to the HOA Board. Prior to any further action a motion was made by a homeowner to proceed with the vote on the Bylaws. This motion was seconded. Approval of the Bylaws was defeated after counting all votes. Members of the HOA Bylaw Committee are: Ms Elaine Ostrowski, Ms Dani Griffin, Ms Vickie Panzer, Mr. Tom Lake, and Mr. Allan Beardsley. The HOA Board greatly appreciates each individual volunteering to be a member of the committee. The Bylaw Committee will be responsible to present to the HOA Board their recommended changes to the Bylaws at a date to be determined by the committee chairman.

ADJOURNMENT: The meeting was adjourned at 7:55 PM.

NEXT MEETING: The next HOA meeting will be held in April 28, 2011. This will be closed HOA Board meeting.

Respectfully submitted

JUDITH L JONES SECRETARY HOA CC SOUTH