**CAROLINA CROSSING SOUTH**

**HOMEOWNERS ASSOCIATION**

**BOARD MEETING – APRIL 28, 2011**

CALL TO ORDER: Mr. Elby Jones officially called the meeting to order art 6:32 PM

ATTENDEES:

Elby Jones, President

Pete Reis, Vice President

Judith Jones, Secretary

Don Kraft, Treasurer

Tom Doskal, Member-At-Large

Diane Munoz, ProComm Representative

APPROVAL OF PREVIOUS MINUTES: Minutes from the previous HOA Board meeting and Town Hall meeting were read. A motion to approve the minutes, as read, was recommend by Don Kraft and seconded by Tom Doskal. The minutes were unanimously approved.

FINANCIAL REPORT: The financial report was reviewed by all board members. A motion to approve the financial report, as read, was recommend by Judi Jones and seconded by Pete Reis. The report was unanimously approved by the board.

OLD BUSINESS:

 Road Coating: No response has been received from Wheeler Coating concerning our request to determine if warranty work is required. Ms. Munoz asked to be sent the e-mail request so she can determine who should receive it.

 Grass Sod Replacement: The board decided to replace all bad areas with Zoysia grass sod. Mr. Jones will mark all areas needing replacement and request a new quote from the landscaping company.

 Reconfiguration of Lawn Area along Savannah Drive. Reconfiguration of the area where the Hackberry tree was removed was discussed by the board. Options included replanting grass sod in the area or create a landscape feature. Decision point for grass replacement included the need to add a sprinkler head in that area for coverage. Cost estimate from the landscape company was $200.00 to add the sprinkler. Additionally, the estimate from the landscape company for grass sod did not include this area. Estimated grass cost would be an additional $100.00. The board’s recommendation was to create a landscape feature in this area to save funds. The landscape will consist of metal edging, additional soil, several large rocks, 3 or 4 drought-tolerant plants, and mulch.

 Procurement/Installation of Bollards. The board discussed the need to procure/install two bollards at the front entrance on each side of the gate box. The box has been hit at least two times and needs to be protected. Mr. Doskal stated he would get a cost quote for the pipes we would need to create the bollards.

 Identification of Common Use Area(s). Mr. Jones apologized that he had not made the trip to Sequin to obtain plats for our subdivision. He will going to Seguin on May 3rd to obtain the plats. The plats will be given to the legal department for determination of common use areas.

 Finish Fence Staining. Four sections within the entrance area remain to be stained. This action will be completed during the month of June.

 Updated HOA Bylaws. The committee to review and update the bylaws are scheduled to meet on April 28th. Mr. Jones will contact the committee chairman to determine their progress.

NEW BUSINESS:

 Repair of Walking Gate. Gate Services was requested on April 15th to replace the spring on the gate so it would close and secure after being opened. The bid to accomplish this action was $243.88 which was approved by the HOA board utilizing e-mail. After the spring was replaced, it was identified the gate would open if kicked at the bottom. Gate Services was tasked to provide a quote to replace the magnet. Their bid was $378.44. After considerable discussion, the HOA board decided to not pursue replacement of the magnet at this time. Security of the gate was still being met by the gate closing and not opening with a push.

 Movement of Sprinkler in Entrance Island. The HOA board approved an expenditure of $75.00 for the landscape company to move a sprinkler in the middle island at our entrance. The sprinkler was found to be almost under an existing tree. By leaving the sprinkler head in this location would rot the wood and not allow for correct water coverage.

 Addition of Sprinkler Along Savannah Drive. Based upon the discussion in “Old Business”, the HOA board recommended this sprinkler not be added.

 Increasing Quarterly Assessment. The need to increase HOA quarterly assessment beginning January 1, 2012 was discussed by the board. The board decided this should be a major discussion topic for the next HOA Town Hall meeting. Mr. Doskal indicated he would brief this topic at the meeting.

 Reserve Study Discussion. Mr. Jones indicated he asked ProComm to obtain a bid from companies to conduct a Reserve Study on the HOA to determine how much funds we need to have in our Reserve Accounts to fund to repair/replacement of common use areas within the subdivision. We received one bid in the amount of $2,700. The board decided to take no action on the reserve study at this time.

 HOA Insurance Renewal: Ms. Munoz asked the board for approval of a change in HOA Insurance renewal cost and effective dates from Associations Insurances. This change was approved by the HOA board.

NEXT MEETING: The next HOA Board meeting will be held on July 21, 2011.

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

Respectfully submitted

 JUDITH L JONES SECRETARY HOA CC SOUTH