**CAROLINA CROSSING SOUTH**

**HOMEOWNERS ASSOCIATION**

**BOARD MEETING – JANUARY 20, 2011**

CALL TO ORDER: Mr. Elby Jones officially called the meeting to order art 6:35 PM

ATTENDEES: Elby Jones, Judith Jones, Pete Reis, Tom Doskal, and Don Kraft were in attendance, as well as the ProComm Representative, Mrs. Diane Munoz.

SELECTION OF HOA BOARD POSITIONS: After discussion among all attendees, the following HOA Board positions were filled by named individuals.

President -- Mr. Elby Jones

Vice President – Mr. Pete Reis

Treasurer – Mr. Donald Kraft

Member-at-Large – Mr. Tom Doskal

Secretary – Mrs. Judith Jones

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

FINANCIAL REPORT: The financial report was reviewed by all board members. The report was unanimously approved by the board.

OLD BUSINESS:

Entrance Gates: Nothing significant has been reported for the past 90 days. This item was approved by the board to be closed.

Road Coating: One-year warranty for the road coating will expire in June 2011. We will use the month of April to inspect the road for possible warranty work.

Call Box Light: Still an ongoing issue with the gate company as to whom fixed the call box light. Gate company charged for repair of the light; however, the light was apparently fixed by a board member on/about the same time of the gate company’s visit.

HOA Website: The HOA Website continues to be functional for all homeowners. This item was approved to be closed.

Grass Sod: This item remains open. Planting of grass sod will be accomplished during the spring.

No Outlet Sign: A No Outlet Sign was installed by the City of Schertz at the intersection of Savannah Drive and Saratoga Drive. This item is considered closed.

CCS HOA Documentation Retention: Monthly costs for retention of CCS HOA documentation by a commercial company remains a valid expense for the HOA. This item is considered to be closed.

NEW BUSINESS:

Replacement of STOP signs and Removal of Existing Road Signs inside the subdivision: As approved during the annual HOA meeting in October 2010, Ms. Munoz was asked to order the replacement signs, posts, and hangers for this project. Mr. Jones indicated he would obtain a formal quote from Pathmark Traffic Products to procure the items. Signs are scheduled to be replaced and removed during the annual spring clean-up in March.

Procurement/Installation of CCS Welcome Sign: As approved during the annual HOA meeting in October 2010, Ms. Munoz was asked to order the sign. This sign will be installed using self-help during the month of March. Mr. Jones indicated he would process the necessary paperwork to the City of Schertz to obtain approval to erect the sign.

Light for Welcome Sign: A light to illuminate the welcome sign was approved by the board. This sign will be procured and installed during the March/April time frame.

Procurement/Installation of Bollards: The board approved the procurement and installation of two bollards to protect the gate access box in the middle island. The gate access box has been hit several times by erratic drivers. Scheduled installation of the bollards will be late spring/early summer.

Reconfiguration of Lawn Area along Savannah Drive: The area where the Hackberry tree was removed needs to be repaired. Board approved changing this area from grass to a small garden area. This will be a self-help project for spring time.

Updated HOA By-Laws: Updated HOA By-Laws were presented to all board members for review. These By-Laws, after review by legal authorities, will be discussed and voted on during the upcoming Town Hall meeting in March 2011.

Identification of Common Use Areas: Discussion was held during the meeting concerning identification and funding responsibilities for all common use areas at the entrance and within the subdivision. Prior to any further discussion on this subject, Mr. Jones will be making a trip to the County Courthouse in Seguin, Texas to obtain a complete plat of the subdivision. This plat will be provided to legal authorities to determine the full responsibilities of the HOA for repair/replacement of common areas in the subdivision.

HOA Insurance Renewal: Two quotes from State Farm and Associations Insurances were reviewed by the board. The quote from State Farm was unanimously approved by the board, since it was the low bid.

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

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

Respectfully submitted

JUDITH L JONES SECRETARY HOA CC SOUTH