

MEETING MINUTES
Peach Crossing Property Owners Association
General Membership Meeting
December 3, 2012

I. Meeting Date and Time: 12/3/2012 at 7:00 PM

A. New Business:

1. Sign in Sheet for members in attendance was available as the members came into the meeting location. Attached.
2. Suzan Reed was introduced to the membership as the current Management Company for the Association. Her firm BCR and their contact information is listed on the Association website.
3. Meeting minutes from last year's meeting were distributed as members came into the meeting. The minutes were accepted and approved as written. Motion to approve by Betty Pinney, 2nd by Joyce Curry.
4. Rodney reviewed the Financial Reports
 - a. Financial reports were distributed to members as they entered the meeting.
 - b. This year is the first association deficit budget year as a result of the monies spent on landscaping at the entry and pond flower beds and some unplanned tree removal. The budget moving forward (with the management company expense) will continue the deficit trend.
 - c. The deficit is covered by the reserve built up over the past several years of surplus budgeting.
 - d. The largest single expense if the management company and is the driver of the deficit budgets.
 - e. Additional expenses to be incurred are repairs to the HOA fence at the entrance to the subdivision. Bids were received by BCR today, still need to be reviewed. Without fence expenses, budget for next year shows a deficit of \$425. This deficit is indicative of a structural issue within the budget.
 - f. Bank balance comparison, year over year we have increased the bank balance until this year. Projected end of year balance \$9,688.
5. The board last year, agreed to hire a management company and introduced that firm at last year's meeting. The first firm did not work out, the firm introduced tonight has been providing a much appreciated service to the Association. However, Easy did note that the Management Company may not be required in the future when all the major violations have been corrected. The budget issue could be corrected by not continuing the work with the Management Company.
6. An increase in Yearly dues was discussed to handle the Budget deficit. The board has the ability to increase the dues by up to 10% per year without membership approval. However, the current board wanted to discuss openly with the membership.
7. New Board Member elections were held. Prior to this meeting, BCR had received willing volunteer names to present for a ballot vote. The following 5 names were listed on the ballot: Lisa Fridrich, Chris Pettit, Bill Nonus, Joe Herring and Jimmy Henson. Ballots were distributed, marked and counted at this meeting. The results were that all 5 members listed on the ballot were elected as the next board for the HOA.

8. A discussion of the fence at the front of the subdivision and its condition. The board, as mentioned earlier in the meeting, has asked BCR to solicit bids to replace this section of the fence to bring it up to a higher standard of construction. All treated lumber, 4x4 posts and screws in lieu of nails. BCR is still collecting the details on the bids to ensure compliance with the specification. Joyce Curry made a motion that the board move forward with the project as described. Betty Pinney 2nd. Members in attendance approved.
9. A discussion on the role of the management company. The board indicated that they feel like the management company is important to maintaining and enforcing the restrictions in the neighborhood. Having them inspect and send notices removes the board as the bad guy. The board also pointed out that the notices for violations are sent without review by the board and are as impartial as possible. The current restrictions have a maximum fine allowable of \$200 per occurrence of a violation.
10. A discussion of Propane Tank Screening. A question came from the membership regarding the screening requirements. Following the discussion, it was left that the screening proposed should be reviewed by the Architectural Control Committee (ACC), currently the Board, prior to the installation. Screening can be a number of things, but must be permanent. The board had clarified earlier in the year that the corral style fencing is considered adequate screening for propane tanks and items shorter than the fence. Any alternate fencing can be submitted to the ACR for review and variance. The board also contacted a local landscape firm to get a recommendation and publish a list of vegetative screening plants that will work well in our area. As a board, we are simply working to enforce the restrictions that we all agreed to when we purchased property in Peach Crossing. If there is a need to revise the restrictions, they allow for a process to do so.
11. A discussion of course of action for violations. This year BCR and the board have worked to correct the most obvious violations in the subdivision i.e. culvert ends etc.
12. A discussion of the Beautification Committee. A question was asked about the status of the Pond Beautification Committee. The committee, to the board's knowledge, has not done anything and is considered nonfunctional and dissolved. Further discussion of the Pond established that the corrective action for the pond to hold water or be filled in is a very expensive proposition that cannot be undertaken within the confines of the current budget. The membership agreed that the board should inquire with the mowing service to get a per trip add on cost to mow the entire pond bottom area when the pond is dry.
13. At the conclusion of the meeting, Sarah Foster made the motion to raise the yearly dues by 10%. The motion was 2nd. The members present voted and the motion carried. Dues will increase by \$20 to \$220 per year.
14. Betty Pinney made the motion to adjourn the meeting. It was 2nd by Chris Pettit, the meeting was adjourned.

B. Old Business

1. None

C. Next Meeting

1. Next General Membership meeting will be set at a later date

Prepared by:

Easy Foster
Secretary

