

# **SOUTH MEADOWS HOMEOWNERS' ASSOCIATION**

## **BOARD MEETING MINUTES**

### **February 5, 2024**

The board meeting was called to order by the President, John Maldonado at 7:03 PM in the pavilion at the Grace Church of Aiken campus.

#### **November 2023, December 2023 and January 2024 Meeting Minutes**

The November 2023, December 2023 and January 2024 meeting minutes were submitted to board members via e-mail. A motion was made, seconded, and approved to accept and place the minutes into the record.

#### **February 2024 Annual Meeting Agenda**

John Maldonado called tonight's meeting to order and provided copies of the meeting agenda.

#### **Roll Call of SMHOA Board Members – John Maldonado**

Board members in attendance included John Maldonado, Guido Nordman, Dan Wojtowicz, Kevin Cave, Ron Benoit and Shannon Sturgill. Bri Hayes, Kris Bodie and Joy Langworthy were absent.

#### **Treasurer's Report – Guido Nordman**

- Banks account balances were reported as follows:

Checking: \$70,274.52      Operations Savings: \$25,003.41      Project Savings: \$2,455.62

- 2024 Annual HOA Dues

It was reported that thirty (30) homeowners have yet to pay their annual HOA dues for 2024.

- The 2024 budget was discussed (see **ATTACHMENT 1**). Preliminary review indicates only a 2% increase from 2023.

#### **SMHOA Website Report – Kevin Cave**

- Updates to the website have been made.

#### **Pool and Playground Committee Report – Kris Bodie (absent – Update by John Maldonado)**

- Three separate break-ins to the pool area have occurred. A new security camera system was discussed. Kevin Cave indicated he would contact Kris to review and discuss further actions.

- Contract for 2024 pool maintenance has been signed.

- Tile replacement and pool maintenance items were discussed.

#### **Landscaping Committee Report - Ron Benoit**

- SM Landscaping Contract

A scope of the landscaping contract for 2024 was completed and a new 3-year contract was secured with Cold Creek, saving the HOA a fair amount of money.

#### **Social Committee Report – Bri Hayes (absent – Update by John Maldonado)**

- The annual Christmas Decoration Home Competition was successfully completed. Congratulations to the following winners:

First Place - 91 Emerald Ridge

Second Place - 317 Bainbridge

Third Place - 95 Emerald Ridge

#### **Welcoming Committee / Nominations Report - Joy Langworthy (absent)**

- Nothing to report

## **Architecture Committee Report - John Maldonado**

- Popup and camping trailers parked in driveways

## **Land Clearing Committee**

An adhoc Land Clearing Committee was appointed by the board to prepare a scope and oversee the maintenance of the common areas throughout the South Meadows community. At this time, Dan Wojtowicz is appointed chair with support by Ron Benoit, Bri Hayes, John Maldonado, and Shannon Sturgill. Fourteen (14) common area “zones” have been identified within the South Meadows community (see **ATTACHMENT 2** - aerial view). Each zone will need to be scoped out, evaluated for cost, and assigned a priority for the maintenance work that needs to be performed. A schedule of the work will then need to be prepared. Cost and available funding for this effort will dictate the pace of completing the work for each zone. Money for this work could possibly be set aside from the landscaping budget under the additional services category.

- Some work has already been performed behind Beryl (Zone 3 of the Common Areas).
- The area behind Long Creek at South Meadows Blvd. (Zone 11 of the Common Areas) was an area discussed that could be the next possible zone to be addressed.
- There was some discussion regarding renting brush removal equipment and doing the work with board members and possibly some volunteers from the SM community. However, given the amount of work for each of the zones, the type of equipment needed and the possible use of chemicals for maintaining the areas, it may not be feasible to go this route. As a result, annual funding would probably need to be appropriated and budgeted to have the work in these areas done by a landscape contractor.

## **Old / New Business:**

- Rental Units in South Meadows

A study was proposed to be done regarding rental units in South Meadows.

- Entrance Sign

A face-lift and/or repair to entrance sign to our community was discussed. The cinder block that makes up the support for the sign is now protruding through the paint and the sign looks worn. Also, the landscape rocks used for edging around the island at the sign needs repair.

- Break in Concrete Sidewalk

This still needs to be repaired.

## **Acknowledgements / Recognitions:**

- None

## **Closing**

A motioned to close the meeting was made, seconded, and approved by the board members in attendance. The meeting was adjourned at 7:56 PM.

Respectfully submitted,

Dan Wojtowicz, Secretary of SMHOA

ATTACHMENT 1

ATTACHMENT 2

# ATTACHMENT 1

## South Meadows HOA - Profit and Loss 2023 Actual / 2024 Budget

	2023 Actual	2024 Budget	% change	% of expenses
<b>Income</b>				
HOA Dues 2023	\$98,126.08	\$98,741.00	1%	
Interest Income	\$40.86	\$40.00	-2%	
<b>Total Income</b>	<b>\$98,167.44</b>	<b>\$98,781.00</b>	<b>1%</b>	
<b>Expenses</b>				
Advertising/Promotional	\$111.09	\$100.00	-10%	0.1%
Bank Fees	\$60.00	\$50.00	-17%	0.1%
Cost of Labor	\$80.00		-100%	0.0%
Gifts and Awards	\$225.00	\$225.00	0%	0.2%
Insurance	\$3,885.00	\$4,000.00	3%	4.1%
Legal & Professional Fees	\$150.00	\$150.00	0%	0.2%
Miscellaneous Expense	\$167.83			0.0%
Office Supplies	\$628.49	\$625.00	-1%	0.6%
Pool Control	\$820.00	\$950.00	4%	0.9%
Postage	\$468.33	\$500.00	7%	0.5%
Repair & Maintenance				
Fencing	\$1,942.42	\$1,900.00	-2%	1.9%
Landscaping				
Landscaping - Additional service	\$19,937.42	\$19,500.00	-2%	19.7%
Landscaping - Monthly service	\$38,940.00	\$40,104.00	3%	40.6%
<b>Total Landscaping</b>	<b>\$58,877.42</b>			
Lighting	\$650.00	\$700.00	6%	0.7%
Swimming Pool				
Pool - Additional service	\$4,951.89	\$4,500.00	-10%	4.6%
Pool - Monthly service	\$9,136.60	\$9,000.00	11%	9.1%
<b>Total Swimming Pool</b>	<b>\$13,088.49</b>			
<b>Total Repair &amp; Maintenance</b>	<b>\$74,598.33</b>			
Utilities				
Electricity	\$11,504.39	\$11,800.00	3%	11.0%
Internet	\$481.50	\$500.00	4%	0.5%
Phone Service	\$308.13	\$320.00	4%	0.3%
Trash Service	\$126.00	\$130.00	3%	0.1%
Water/Sewer	\$3,284.18	\$3,400.00	4%	3.4%
<b>Total Utilities</b>	<b>\$15,704.20</b>			0.0%
Webservice	\$211.83	\$400.00	89%	0.4%
<b>Total Expenses</b>	<b>\$87,116.80</b>	<b>\$88,754.00</b>	<b>2%</b>	<b>100.0%</b>
<b>Net Operating Income</b>	<b>\$1,056.84</b>	<b>\$27.00</b>		
<b>Net Income</b>	<b>\$1,056.84</b>	<b>\$27.00</b>		

# ATTACHMENT 2

## South Meadows Common Area Zones

