

HIGHPOINTE OF CLEMSON OWNERS ASSOCIATION
333 Old Greenville Highway, Clemson, SC 29631

Annual Meeting

December 12, 2024

MINUTES

Roll call and certification of proxies:

Meeting was called to order at 2:00 pm by Wallace Martell, HOA Property Manager. There were 10 members present and 2 proxies were on record totaling 171 votes. A quorum was met. There were approximately 6 people attending virtually.

Handouts available at the meeting included:

Meeting agenda

Proof of meeting notice

2023 Annual Meeting Minutes

2023 Special Meeting Minutes

2025 Proposed Budget

Property Manager's Report

Proof of meeting notice:

Notice of meeting notice was sent to all owners on November 13, 2024. A notarized copy of this notice was presented and accepted by membership at the meeting.

Reading of minutes:

Meeting minutes for the Annual Meeting 2023 and Special Meeting Minutes 2023 were accepted and approved without reading.

Election of Board of Directors:

The following nominations for Board of Directors were received:

Amy Bennett

Lauren Bethke

Dan Trimble

Joni Ashford

Steven Tazalla

Jesse Jerabek was nominated as well.

With Core Spaces holding majority vote, the five nominations received by Core Spaces were accepted and appointed as the Board of Directors. Core Spaces is not open to private owners holding positions on the Board at this time.

Budget and Financial Report:

The 2025 Proposed Budget was reviewed line by line. The Board of Directors will meet and vote to approve the 2025 Proposed Budget. With this budget, the regime fee will increase to \$366 per month but the internet fee will decrease to \$89.

President's Report/Manager's Report:

SALES: 5 units have changed hands in 2024. The average sale price is \$245,000.

LEASING:

- APM Prices: \$555 per bedroom plus \$25 internet currently; 2025-2026 school year \$605 per bedroom plus \$25 internet
- Clemson Condos: \$600 per bedroom incl. internet currently; 2025-2026 school year \$600 per bedroom including internet
- Top Notch Clemson: \$2100 currently; 2025-2026 school year \$2200 per unit
- Orange Property Management: \$2,280 per unit currently

CURRENT PROJECTS:

- Asphalt repairs to begin Friday, December 13, 2024.
- Emergency lighting in all buildings are being checked for proper function and replaced if necessary
- Correct "abrupt nosing" at clubhouse stairs
- Install accessible parking signage-2 per building
- Awnings prime and paint
- Replace balcony wood members at breezeways
- Pump Room Demo and Rebuild

PAST PROJECTS:

- Pressure washing of buildings and sidewalks
- Mulch throughout the complex; rocks in pool area
- Tree removal at the pool area
- Landscaping behind 14 building due to water retention.
- Breezeway lights replaced with LED fixtures
- Wood bridge repair at the lazy river
- Resurfacing of pool, lazy river and hot tub
- Staining of balconies and breezeways
- Pool lifts installed
- Lazy river leak repaired
- Pool pump replaced
- Plantings at entrance

UPCOMING NEEDS:

- Pressure washing of buildings and sidewalks
- Fence replacement along right side of property
- Security cameras installed at guard shack, parking lot of clubhouse and buildings
- Interior guard shack painting
- Sprinkler system repairs/replacement

SECURITY: Security company-5:9 Protection Services on site 7 days a week from 9 pm to 5 am. The direct number is 864-978-8741.

ACCESS TO UNITS: It is imperative we have a key or the keyless entry code to access your unit in case of emergencies. You may drop a key off or mail a key to the APM Clemson office. You may email your keyless entry code to christine@apmclemson.com

REGIME FEES: Regime fee comparables for condo projects in the area beginning January 1, 2025:

Crawford Falls:

4 bedroom flats \$ 500.00

4 bedroom TH \$ 515.00

Harts Cove:

4 bedroom units \$ 316.80

Discussion of Old/New Business:

Old business:

NONE

New business:

Martha Jones asked if the HOA could paint all of the front doors and patio doors. The paint codes are at Sherwin Williams in Clemson. Owners are allowed to paint their own doors with the appropriate color. It is not in the HOA budget this year to paint the doors.

Jesse Jerabek asked about other issues with security outside of the regular security detail hours.

Carolina Mata mentioned the mail kiosk lights were not functioning.

Adjournment:

Adjournment of Meeting was at 2:56 pm.