

HAMILTON CROSSING ESTATES HOMEOWNERS ASSOCIATION  
Annual Meeting Minutes

DATE: 4/23/2026

TIME: 6:00 PM

LOCATION: HCE Pool Pavilion

I. CALL TO ORDER

- Meeting called to order by William Reid Selton, President
- Time: 6:03 PM
- Board members present: Reid Selton, Brad Gilmore, Cierra Nessmith
- Board members absent: Tiffani Boyd, Chayce Chambers
- Others Present: Jeanne Rudd (Property Manager), Jordan Nessmith (Neighborhood Watch), Homeowners (Count 14)

II. WELCOME AND INTRODUCTION

- President Report: Reid introduced Jeanne as our current property manager. Jeanne discussed the last few months since her takeover, focus on collecting past dues and working with rental companies to improve the neighborhood.

III. FINANCIAL REPORT

- Income/Expense Summary: Bank account balance \$102,165
- Jeanne reviewed income and expenses report with homeowners. It was mentioned that monthly board meetings will be online/virtual in the future to lower expenses. Reid reviewed pool expenses and notified homeowners of the new pool contract that will be in place for the upcoming season.

IV. Board Report

- Brad introduced other board members for their perspective committee reports.

V. COMMITTEE REPORTS

- I. Special Operations: (Chayce was absent, Brad spoke in his place.) Discussed last year's pool environment improvement; less incidents, less trespassing, and a more family friendly environment.
- II. Media and Events: Cierra announced the new website for document retrieval, pool key card requests, pool pavilion rentals, payments, and overall contact with the HOA.
- III. Code Enforcement: Discussed new code enforcement position, fine schedule and keeping up the neighborhood. Also discussed the \$10 annual dues increase.
- IV. Neighborhood Watch: Jordan reviewed the Neighborhood Watch program that was started last October. Addressed security concerns such as speeding through the 4-way stop and the newly installed lights at the pool/playground.

VI. OLD BUSINESS

- Covenants: Votes were obtained last year to implement new covenants. Covenants went into effect Jan 1, 2026.
- Fine Schedule: Homeowners concerned about when lawn violations start. The idea of issuing a start date for the season was mentioned.

VII. NEW BUSINESS

- Playground Improvement Day – Saturday, April 25<sup>th</sup>
- Volunteers were requested for clean-up days

VIII. COMMUNITY UPDATES – OPEN FORUM

- Congrats Grad banner, New yard sale banner, Consider 2x a year community yard sale, basket at the pool for hygiene products (swim diapers, feminine products, etc...), No vaping at pool, Turning on pool lights at night
- Homeowner asked about net loss, It was explained that the bulk of the net loss was because we had unexpected costs from the previous pool company. The pool contract has now been changed to a new company. All contracts are being reviewed and renegotiated.

IX. Adjournment

- Motion to adjourn by Brad Gilmore
- Seconded by William Reid Selton
- Time of adjournment: 6:57 PM