

Southern Pointe Townhome Owners Association
www.southernpointetoa.com

2023 Annual Meeting Minutes
March 21, 2023, 7:00 PM

The Southern Pointe Townhome Owners Association (**SPTOA**) had their 2023 Annual Meeting via Zoom on Monday, March 21, 2023 at 7:00 PM. In attendance were Joe Schimdt from Sage HOA Services and the SPTOA board consisting of Sharon Medcalf, President; Cathy Coleman, Treasurer and Connie Norton, Vice President and Secretary. There were 7 homeowners in attendance: Kathi Hurner, Linda Thiem, Gary Hughes, Joe Caniglia, Paul Jodlowski, Jim Garner and 1 unidentified attendee.

After introductions were made, Joe Schmidt from Sage reviewed the purpose of the SPTOA and the areas that it manages. Homeowners Associations are designed to manage common or shared property, protect owners' property values, provide services to residents, and develop a sense of community through social activities and amenities. The SPTOA manages lawn care, snow removal, trash removal and sprinkler turn on and off.

Sharon Medcalf, SPTOA President, then did the 2022 year in review and the 2023 plans going forward:

-The Summer of 2022 we changed to Sage HOA Services. In the Fall, Sage did a financial review of the HOA.

-Sage loaned the SPTOA \$2,768 to pay vendors.

-We (the Board and Sage) increased TOA dues to \$135/month to cover projected expenses.

-We stabilized the debt without additional homeowner assessments.

-We created and approved the 2023 Budget.

Going forward in 2023, we plan to get the loan from Sage paid back, complete the TOA requirements and introduce a new website: www.southernpointetoa.com.

Next, we reviewed the budget and made some corrections. See attached budget.

Joe (Sage) then reviewed some additional items to note:

-If you feel a contractor has damaged your property, please bring it to the attention of Sage. Sage can then properly communicate with the vendor on a proper solution.

-The TOA only turns on and off the sprinkler system. If you need adjustments, or have broken heads, please contact a sprinkler vendor.

-Dogs are great, but please remember that their waste is your responsibility, not your neighbors.

-Please send building/landscaping changes to Sage via the website.

Next came an election. Every year at the Annual Meeting, one Board Member's position expires to give an opportunity for other SPTOA Homeowners to be on the Board. The Annual Meeting Notice included an application to apply for a Board Position and to vote by proxy if unable to attend the meeting. No Board Member Applications or Proxy Votes were received. Connie Norton's Positions as Vice President and Secretary had expired. She was re-nominated and interviewed at the meeting and was voted in for a term of 3 more years.

We then had a Q and A session, and the meeting was adjourned.

Connie Norton, Secretary