

HAMMOND POINTE HOA
2025 ANNUAL MEETING OF MEMBERS
MINUTES

PURSUANT to PROPER NOTICE the homeowners of the Hammond Pointe Homeowners Association met for their Annual Meeting of Members on August 21, 2025 at 6:30 PM at Taylors Public Library, 316 W Main Street, Taylors, South Carolina.

Attendees: Alwart, Arldt, Artz, Durham, Erk, Foster, Gill, Grayson, Krause, Lackey, Macmillan, Markert, Osborn, Pace, Roberts, Snelgrove, Thatcher, Watt/Deets, Wunder, Ziemer.

Attendees by Proxy: (Homeowner/Proxy) Logan/Roberts, Olson/Foster, Stratton/Foster, Smith/Alwart, Hoffman/Alwart.

Neil Grayson, the President of the Board of Directors introduced himself and called the meeting to order at 6:30 pm, welcomed all Members and thanked them for coming to the meeting. He confirmed that proper notice of the 2025 Annual Meeting was given, in accordance with the Hammond Pointe Bylaws as the official notice was posted on the Hammond Pointe website and emailed to all Members on August 11, 2025.

Steven Foster, the Secretary of the Board of Directors confirmed that the quorum requirements of 20% of HOA Members, in attendance or represented by proxy, had been met. Twenty (20) lots were represented by Members attending in person. There were five (5) proxies.

The President called the Members' attention to the Meeting Minutes of the 2024 Annual Meeting and stated the minutes had been emailed to all Members on August 11, 2025 and posted on the Hammond Pointe all year. A Member made a motion to forgo reading the FY2024 Annual Meeting Minutes. The motion was seconded. Members voted by voice. The ayes carried the motion and the minutes, as written, were approved.

The President introduced the Board Members: Steven Foster; Secretary, Jeff Ziemer; Treasurer, Steve Gill; ARC Chair, Doug MacMillan, and Dave Wunder. He noted that Lori Stratton was not in attendance as she was out of town. The President shared a brief summary of the year which included taking a step back from working on the Covenants and Bylaws, to provide a period of status quo. He then turned the meeting over to Steven Foster, Secretary.

The Secretary welcomed all Members and thanked them for coming. He then announced the new Members at 1 King Eider Way (the Messier Family), and 106 Shovler Court (the Shonhar Family). He recognized HOA Members who helped with the Annual Meeting as well as Paula Wolfe, who had compiled the neighborhood directory and Jodi King, who had maintained the the Hammond Pointe Website. He also stated the BOD was looking for new

people to take over these duties.

Steve Gill, the Architectural Review Committee (ARC) Chair presented a summary of ARC requests received thus far in FY 2025. There have been eighteen (18) total requests. Three (3) home renovations, four (4) fences and eleven (11) tree removal requests. He stated that there was a tree removal grace period of three (3) months due to Hurricane Helene. He stated that all these ARC requests met the guidelines in the Restrictive Covenants and thus all were approved by the ARC. The Chair emphasized the importance of requesting approval before beginning work as well as informing neighbors of projects.

Jeff Zeimer, as the Front Entrance Manager presented a summary of the activities to maintain and beautify Hammond Pointe's front entrance and recognized the volunteers who participate in these activities which help to keep the HOA costs down. He also mentioned looking for a replacement.

Jeff Zeimer, as the Treasurer, then presented the YTD Financials and shared that with only ten days remaining in the Fiscal Year, the FY2025 total expenditure is projected to be approximately \$17,802, which is below the 2025 approved budget of \$20,340.

The Treasurer presented the Proposed Fiscal Year 2026 Budget and stated that dues for the upcoming Fiscal Year will remain at \$250. He reviewed the details of the proposed FY 2026 Budget of \$21,550.00. A Member made a motion to approve the Fiscal Year 2026 Proposed Budget. There was a second motion. The Treasurer called for a vote. Members voted by voice. The ayes carried the motion and the budget was approved. The approved Fiscal Year 2026 Budget is attached to these minutes.

The Secretary announced the results of the Director Election and shared that 53% of Members voting supported all four candidates who ran in the Director Election - Neil Grayson, Steve Gill and Dave Wunder were elected by the HOA Members to serve a two-year term beginning September 1, 2025 and concluding August 31, 2027.

There was no New Business. However, Jean Durham volunteered to get with Paula Wolf and take over the Annual Hammond Pointe Member's Directory

A Member made a motion to adjourn the meeting. The motion was seconded. Members voted, by voice. The ayes carried the motion, and the meeting was adjourned at 7:00 pm.

Steven Foster

HP HOA Secretary

Hammond Pointe HOA
Budget for September 1, 2025 thru August 31, 2026

	Expense	Income
INCOME:		
Annual Dues: (83 * \$250.00)		\$20,750
Interest Earned		\$800
OPERATING EXPENSES		
Electricity	\$8,000	
Water	\$1,300	
Insurance	\$1,500	
Website Hosting	\$180	
PO Box Rental	\$200	
Directory	\$150	
Front Entrance:	\$7,100	
Staggs Contract	\$4,500.00	
Bushes	\$1,000.00	
Bi-annual Flowers	\$600.00	
Aerate and seed	\$500.00	
Mulch	\$0.00	
Misc. (wall repair / irrigation repair / etc.)	\$500.00	
Miscellaneous:	\$450	
Office Supplies	\$100.00	
Mailings + Postage	\$0.00	
Filing fees	\$150.00	
Annual Meeting	\$200.00	
SUB TOTAL	\$18,880	\$21,550
TOTAL (SURPLUS/DEFICIT)		\$ 2,670
8/20/2025		