

HAMMOND POINTE HOMEOWNERS ASSOCIATION

2026 ANNUAL MEETING OF MEMBERS

MINUTES

The Annual Meeting of Members met on August 27, 2026, 6:30 PM at The Venue, 2309 Locust Hill Road, Greer, South Carolina.

Attendees: Patrick, Patell, Aliers, Purvis, Vogelsburg, MacMillan, Foster, Thatcher, Stratton, Ziemer, Erk, Wunder, Wolf, Sharp, Weatherson, Arldt, Lackey, Pace, Roberts, Artz, Smith, Osborn, Beckman, Gill, Krause (25)

Attendees by Proxy: (Homeowner/Proxy) Wall/Wunder, Olson/Foster, Alwart/Roberts, Alwart (Hoffman)/Roberts (4)

The President of the Board of Directors introduced himself and called the meeting to order at 6:30 PM. He welcomed all Members and thanked them for attending. He also recognized Cheri Artz for coordinating the refreshments. The President confirmed that notice of the 2026 Annual Meeting was emailed to all Members on August 20, 2026.

The Secretary of the Board of Directors confirmed that the quorum requirement of 20% of HOA Members, either in attendance or represented by proxy, had been met. Twenty-five (25) lots were represented by Members attending in person, and four (4) proxies were received.

The President called the Members' attention to the minutes of the 2025 Annual Meeting and stated that the minutes had been emailed to all Members on August 20, 2026, and had remained posted on the Hammond Pointe website throughout the year. A Member made a motion to forgo reading the FY2025 Annual Meeting Minutes. The motion was seconded. Members voted by voice vote, and the motion carried. The minutes, as written, were approved.

The President introduced the Board members:

- Lori Stratton, Secretary
- Jeff Ziemer, Treasurer and Front Entrance Chair
- Doug MacMillan, Architectural Review Committee (ARC) Chair
- Steve Gill, ARC Member
- Dave Wunder, ARC Member

He noted that Neil Grayson, Vice President, was not in attendance because he was out of town.

The President provided a brief summary, noting that the Board of Directors had not needed to meet during the year and, as a result, no quarterly reports were issued to the community. He stated his commitment to holding quarterly Board meetings going forward and providing regular community status reports, as well as increasing awareness of covenant compliance and enforcement matters.

The President welcomed ten new families to the neighborhood:

- Crystal Dockery: 102 Shovler Court
- David and Katie Chisholm: 104 Shovler Court
- Ben and Anna Chisholm: 105 Shovler Court
- Erin and Hayden Nall: 3 King Eider
- Mike and Courtney Purvis: 21 King Eider
- Diana and Perry Weathersen: 15 Mandarin
- Dave and Elizabeth Chisholm: 1907 Dunlin Court
- Marie and Patrick Lockwood: 1908 Dunlin Court
- James and Keely Chisholm: 1909 Dunlin Court
- Lucas and Megan Niemela: 1911 Dunlin Court

He also mentioned the homes currently for sale at 201 and 208 King Eider and the anticipated future sale of 1 Mandarin Circle. He spoke about the increased number of children in the neighborhood and encouraged residents to observe the posted speed limits. He also encouraged residents to welcome new families while continuing to check in on elderly neighbors. The President thanked Jean Durham for compiling the Community Directory and stated that an updated version would be distributed due to the many recent changes within the neighborhood. He then turned the meeting over to Doug MacMillan, ARC Chair.

The ARC Chair presented a summary of ARC requests received during FY2026. A total of twenty-nine (29) requests were submitted, including:

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| • One (1) pool construction | Five (5) roof replacements |
| • One (1) gazebo | One (1) fence |
| • One (1) window replacement | One (1) front porch remodel |
| • One (1) flagpole | Eighteen (18) tree removal requests |

There was discussion regarding a new homeowner who had trees removed prior to moving into the neighborhood. The homeowner had not submitted an ARC request and was not fined. The President explained that he had contacted the homeowner to discuss the tree removal process and future ARC request requirements. The homeowner stated that the trees had been identified during the home inspection as contributing to roof damage.

The Treasurer reviewed the year-to-date financial statements and reported that, with only a few days remaining in the fiscal year, FY2026 total expenditures were projected to be approximately \$17,997, which was below the approved FY2026 budget of \$18,880.

The Treasurer presented the proposed FY2027 Budget and stated that annual dues would remain at \$250 per household. He reviewed the details of the proposed FY2027 Budget totaling \$21,650. A Member made a motion to approve the proposed FY2027 Budget. The motion was seconded. The Treasurer called for a vote, and Members voted by voice vote. The motion carried, and the budget was approved. The approved FY2027 Budget is attached to these minutes.

The Front Entrance Chair discussed the transition from relying on volunteers to budgeting for contractors to install mulch and plantings at the entrance. There was discussion regarding the types of plants and shrubs that should be installed. The Front Entrance Chair stated that opportunities for community input would be provided before any changes were made to the entrance landscaping.

The President announced an issue concerning the election process for the Board of Directors. Three Directors, Steve Gill, Doug MacMillan, and Dave Wunder, would be resigning effective August 31. These Directors had continued serving beyond their normal two-year terms because no volunteers had stepped forward to fill Board positions.

Three homeowners volunteered to fill the vacant positions. However, appointing these volunteers immediately under the existing process outlined in the Bylaws would result in seven Board positions becoming vacant the following year.

To better align Board turnover and maintain staggered two-year terms, a motion was made and approved authorizing the current Board to appoint the new Directors temporarily. A community election would then be held in September, allowing the newly elected Directors to serve full two-year terms.

There was no new business.

A Member made a motion to adjourn the meeting. The motion was seconded. Members voted by voice vote, and the motion carried. The meeting was adjourned at 7:33 PM.

Lori Stratton, Secretary
Hammond Pointe Homeowners Association

Approved by the Membership on: _____