

## **COMMUNICATION REGARDING ANNUAL MEETING OF MEMBERS**

Here are a few noteworthy items from The Hammond Pointe HOA Annual Meeting of Members held earlier this week, on August 22, 2023.

### **FISCAL YEAR 2024 ANNUAL BUDGET:**

The proposed Fiscal Year 2024 Budget, totalling \$18,860 was approved. The Approved Budget is attached and posted on the Hammond Pointe website. If you did not receive your dues notice, which was emailed on August 1st, contact the Board at [hammondpointhoa@gmail.com](mailto:hammondpointhoa@gmail.com). The deadline for paying the dues is September 1st.

### **DIRECTORS ELECTION:**

56 of the 83 HOA Members participated in the Directors Election, conducted electronically prior to the Annual Meeting. The results are:

- 60.7% of Members voting, supported increasing the Board size from seven (7) to eight (8) Directors.
- Neil Grayson, Steve Gill and Dave Wunder were elected to serve a two year term beginning September 1, 2023 and concluding August 31, 2025.

### **COVENANTS:**

The incoming Board taking office on September 1st will determine what, if any, additional activities will be pursued relative to a Covenants revision. Please communicate your ideas and feedback on the Covenants initiative to the Board at [hammondpointehoa@gmail.com](mailto:hammondpointehoa@gmail.com) or to a Board member directly BEFORE September 1st.

### **INCOMING BOARD OF DIRECTORS**

Immediately following the Annual Meeting, the incoming Board of Directors held a brief organizational meeting to appoint Officers. The Directors and Officers for Fiscal Year 2024 (September 1, 2023 - August 31, 2024) are:

Sally Love - President  
Neil Grayson - Vice President  
Shirley Osborn - Secretary  
Jeff Ziemer - Treasurer  
Steve Foster - ARC Chair  
Steve Alwart  
Steve Gill  
Dave Wunder

### **ANNUAL MEETING MINUTES**

The Annual Meeting Minutes are attached and posted on the Hammond Pointe website.

**Hammond Pointe HOA**  
**Approved Budget for September 1, 2023 thru August 31, 2024**

		Expense	Income
<b>INCOME:</b>			
<b>Annual Dues: (83 * \$250.00)</b>			<b>\$20,750</b>
<b>Interest Earned</b>			<b>\$420</b>
<b>OPERATING EXPENSES</b>			
<b>Electricity</b>		<b>\$7,360</b>	
<b>Water</b>		<b>\$1,300</b>	
<b>Insurance</b>		<b>\$1,250</b>	
<b>Website Hosting (Paid through 2/20/2023)</b>		<b>\$160</b>	
<b>PO Box Rental</b>		<b>\$190</b>	
<b>Directory</b>		<b>\$200</b>	
<b>Front Entrance:</b>		<b>\$7,200</b>	
Staggs Contract	\$4,400.00		
Topsoil /seed / straw	\$1,000.00		
Bushes	\$400.00		
Bi-annual Flowers	\$300.00		
Aerate and seed	\$400.00		
Mulch for flower beds	\$200.00		
Misc. (wall repair / irrigation repair / etc.)	\$500.00		
<b>Legal:</b>		<b>\$500</b>	
<b>Miscellaneous:</b>		<b>\$700</b>	
Office Supplies	\$250.00		
Mailings + Postage	\$100.00		
Filing fees	\$150.00		
Annual Meeting	\$200.00		
<b>SUB TOTAL</b>		<b>\$18,860</b>	<b>\$21,170</b>
<b>TOTAL (SURPLUS/DEFICIT)</b>			<b>\$ 2,310</b>

# **HAMMOND POINTE HOA**

## **2023 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 22, 2023 at 7:00 PM at Locust Hill Baptist Church, Travelers Rest, South Carolina.

**Attendees:** Alwart, Arldt, Artz, Beckman, Bourdon, Durham, Erk, Foster, Gill, Grayson, King/Love, Lackey, Logan, MacMillan, Montgomery, Osborn, Patell, Roberts, Seagraves, Smith, Snelgrove, Wagner, Woolf, Wunder, Ziemer **By Proxy:** Hoffman

**The President** of the Board of Directors called the meeting to order at 7:01 pm, welcomed all Members and thanked them for coming to the meeting. She confirmed that proper notice of the 2023 Annual Meeting, in accordance with the Hammond Pointe Bylaws, was given. She stated that the official notice was posted on the Hammond Pointe website and sent to all Members via email or US postal mail on July 19, 2023.

**The Secretary** of the Board of Directors, confirmed that the quorum requirements of 20% of Members in attendance or represented by proxy had been met. Twenty five (25) lots were represented by Members attending in person and one Member was represented by proxy.

**The President** introduced the Board Members: Joy Grayson and Debbie Tumler, whose two year term ends on August 31, 2023 and the five Board members whose two year term ends August 31, 2024 - Steve Alwart; Vice-President, Shirley Osborn; Secretary, Jeff Ziemer; Treasurer, Steve Foster; ARC Chair and herself, Sally Love; President. She recognized others who helped with the Annual Meeting.

**The Secretary** called the Members' attention to the Meeting Minutes of the 2022 Annual Meeting and stated the minutes had been sent via email to all Members and posted on the Hammond Pointe website on July 19, 2023. A Member made a motion to forgo reading the FY2022 Annual Meeting Minutes. The motion was seconded. Members voted by voice. The ayes carried the motion and the minutes were approved.

**The Vice President** of the Board of Directors welcomed new Members at 21 King Eider Way; 106 King Eider Way, 1910 Dunlin Court and 101 King Eider Way.

**The President** shared a summary of the work and accomplishments of the Board's work during the year which included:

- Establishing a Board Code of Ethics
- An Extensive Bylaws Update
- Development of Proposed New Covenants
- Development of Board Policies and Procedures
- Resolution of the Stormwater Drainage Responsibility
- Beautification of the Front Entrance
- Enhanced Board Communication to Members

She noted that the details of this work is in the Board's Quarterly reports and encouraged Members to read the Quarterly reports and Newsletters as they're distributed throughout the year to stay updated on the Board's work. The **President** stated that the 4th Quarter Status Report and the FY2023 Annual Status Report will be distributed to Members, and posted on the website, in early September. The **President** recognized the many Member volunteers who contributed to the Board's work and accomplishments throughout the year.

The **President** stated that regarding the path forward on the Covenants, the Board voted to defer discussion until the new Board takes office in September and she encouraged Members to share their feedback on the Covenants, with the Board before the end of August, so that the Board can consider their feedback as it begins its discussions in early September.

**The Architectural Review Committee (ARC) Chair** shared an overview of the four step Architectural Review Process and presented a summary of ARC requests received during the year which included seventeen (17) tree removal requests, three (3) exterior painting requests and seven (7) fence and structure requests. He stated that all of these ARC requests met the guidelines in the Restrictive Covenants and thus all were recommended for approval by the Board and subsequently approved by the Board. He noted that the ARC reviewed four (4) additional requests and determined that they did not require approval.

**The ARC Chair** noted that the Board's goal is for the ARC to review ARC requests and make a recommendation to the Board within a few days of receiving the request. He noted that during the 2023 Fiscal Year, the average time for responding to the Homeowner with a decision on their ARC request was just a few days. He encouraged Members that when in doubt whether they need ARC approval, to ask. The **ARC Chair** recognized the Members who served on the ARC this year.

**The Front Entrance Manager** presented a summary of the activities to beautify Hammond Pointe's front entrance since last year's annual meeting which included fixing the rock walls, planting seasonal flowers, edging, mulching, removing trees, planting trees, relocating shrubs, and planting grass. He recognized the many Members who participated in these activities.

**The Treasurer** presented the YTD Financials and stated that the FY2023 total Budget was \$19,675 and that with only a little over a week remaining in the Fiscal Year, that he is projecting actual expenditures of \$19,720. Members thanked the **Treasurer** for managing the HOA's funds well during the year. He shared that the Board had voted during the year to invest funds in a high yield money market account to earn interest on the HOA's funds.

**The Treasurer** presented the Proposed Fiscal Year 2024 Budget and stated that the proposal keeps dues for the upcoming Fiscal Year at \$250. He noted that the Proposed Fiscal Year 2024 Budget total of \$18,860 is less than the Fiscal Year 2023 Budget. A Member made a motion to approve the Fiscal Year 2024 Proposed Budget. The motion was seconded. The **President** called for a vote. Members voted by voice. The ayes carried the motion and the budget was approved. The approved Fiscal Year 2024 Budget is attached to these minutes.

**The President** stated that the Board had recommended increasing the number of Directors for the upcoming Fiscal Year from seven (7) to eight (8) to ensure a smooth and cohesive transition at the end of Fiscal Year 2024 when five Directors conclude their terms. She stated that for over 20 years the Board was composed of nine (9) Directors and that it was only two years ago that the number was reduced to seven (7). She noted that it is the Board's intention

that the size of the Board will be at eight (8) for only one year and that if the Board recommends changing the number of Directors after Fiscal Year 2024, that Members will again vote, this time next year, whether to make a change in the number of Directors.

The **President** announced the results of the Director Election and stated that 60.7% of Members voting supported increasing the Board size from seven (7) to eight (8) for Fiscal Year 2024. She stated that since a majority of Members voting, voted in support of increasing the Board size from seven (7) to eight (8), that all three candidates who ran for election - Neil Grayson, Steve Gill and Dave Wunder were elected to serve a two year term beginning September 1, 2023 and concluding August 31, 2025.

**The President** stated that no items of New Business were submitted to the Board by the July 13th deadline, therefore no New Business would be conducted.

The **President** recognized Paula Woolf, for her hard work in compiling the neighborhood 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 8:00 pm.