

HAMMOND POINTE HOA

2024 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 20, 2024 at 6:30 PM at Locust Hill Baptist Church, Travelers Rest, South Carolina.

Attendees: Alwart, Artz, Deets/Watt, Erk, Foster, Gill, Hoffman, Love, Krause, Deets, Macmillan, Montgomery, Osborn, Patrick, Seagraves, Smith, Snelgrove, Thatcher, Wunder, Ziemer.

The President of the Board of Directors introduced herself and called the meeting to order at 6:32 pm, welcomed all Members and thanked them for coming to the meeting. She confirmed that proper notice of the 2024 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 July 17, 2024.

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. Nineteen (19) lots were represented by Members attending in person. There were no proxies.

The President called the Members' attention to the Meeting Minutes of the 2023 Annual Meeting and stated the minutes had been emailed to all Members on July 17, 2024 and posted on the Hammond Pointe all year. A Member made a motion to forgo reading the FY2023 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: Shirley Osborn; Secretary, Jeff Ziemer; Treasurer, Steve Foster; ARC Chair, Steve Alwart, Steve Gill and Dave Wunder. She noted that Neil Grayson, Vice President, was not in attendance as he was out of town.

The President welcomed the new Members at 15 King Eider Way, 101 King Eider Way and 111 King Eider Way. Additionally, she recognized HOA Members who helped with the Annual Meeting as well as the volunteer who compiles the neighborhood directory and the volunteer who maintains the Hammond Pointe website.

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

- Tabling of Restrictive Covenants Revision Initiative
- Changes to the Bylaws

Restrictive Covenants Revision: The **President** shared that the Board requested feedback from HOA Members in September 2023 regarding the proposed revised Covenants which failed to pass, by one vote, in August 2023. Approximately one quarter of the HOA Members provided feedback. After consideration of the feedback received from HOA Members, the Board voted to table all further work on the Covenants as the neighborhood was fatigued from dealing with the potential Covenants Revision, as the

effort had been protracted over many years. The Fail Safe agreement, executed in November 2021, provides the avenue for pursuing a Restrictive Covenants Revision should a future Board or the HOA Members choose to do so.

Bylaws: The President shared that the Board amended two HP HOA Bylaws during FY2024. The **Bylaw 2.7c Voting/Electronic Voting** was amended to ensure clarity and understanding of HP HOA voting. How voting results are determined was not changed, as the previous verbiage was accurate and in accordance with South Carolina law. The Bylaw was amended to use simpler and easier to understand language. The amended language is clearer and the language will be useful for HOA Members and future Board members. Additionally, **Bylaw 6.5c Publication of Governing Documents and Association Updates** was amended to require four, instead of five status reports from the Board each year. It eliminates the 4th quarter report and to include 4th quarter accomplishments in the Board's annual report.

The Architectural Review Committee (ARC) Chair presented a summary of ARC requests received thus far in FY 2024. They are: thirteen (13) tree removal requests, one pool installation request, two exterior painting requests and one roof shingles replacement request. He stated that all of 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 before beginning.

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 helps to keep the HOA costs down.

The Treasurer presented the YTD Financials and shared that with only eleven days remaining in the Fiscal Year, the FY2024 total expenditures is projected to be approximately \$16,603, which is below the 2024 approved budget of \$18,860.

The Treasurer presented the Proposed Fiscal Year 2025 Budget and stated that dues for the upcoming Fiscal Year will remain at \$250. He reviewed the details of the proposed FY 2025 Budget of \$20,340. A Member made a motion to approve the Fiscal Year 2025 Proposed Budget. The motion was seconded. The **Treasurer** called for a vote. Members voted by voice. The ayes carried the motion and the budget was approved. The approved Fiscal Year 2025 Budget is attached to these minutes.

The **President** announced the results of the Director Election and shared that 81.3% of Members voting supported decreasing the Board size from eight (8) to seven (7), while 12.5% of Members voting opposed decreasing the Board size and 6.3% of Members voting abstained from voting. Thus the Board size going forward, unless changed by a future vote of HOA Members, will be seven (7) Directors.

The **President** stated that all four candidates who ran in the Director Election - Steve Foster, Doug MacMillan, Lori Stratton and Jeff Ziemer were elected by the HOA Members to serve a two-year term beginning September 1, 2024 and concluding August 31, 2026.

There was no New Business.

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 7:28 pm.