

**Hammond Pointe HOA**  
**Board of Directors 1st Quarter Status Report**  
**December 13, 2022**

The Hammond Pointe Board of Directors is pleased to provide this update on the Board's accomplishments during the first quarter of the Fiscal Year 2022-2023.

The two returning Directors and the five newly elected Directors for Fiscal Year 2022-2024 met immediately following the Hammond Pointe Annual Meeting on August 22, 2022 to elect officers. There has been no change to the Board composition during the first quarter. The following members comprise the 2022-2023 Board. Officers appointed by the Board are noted.

Sally Love - President  
Steve Alwart - Vice President  
Shirley Osborn - Secretary  
Jeff Ziemer - Treasurer  
Steve Foster  
Joy Grayson  
Debbie Tumler

Subsequent to the brief Board meeting immediately following the 2022 Annual Meeting, the Board met four times during the first quarter. The Board established five Committees and appointed Committee Chairpersons. Additionally, the Board voted to establish a Front Entrance Manager position to ensure that the Front Entrance receives the attention it needs on an ongoing basis. The Committees, Front Entrance, and their respective leaders, are:

- Bylaws Review Committee: Shirley Osborn
- Covenants Review Committee: Joy Grayson
- Architectural Review Committee: Steve Foster & Debbie Tumler
- Member Communication Committee: Sally Love
- Stormwater Drainage Committee: Steve Alwart
- Front Entrance Manager: Jeff Ziemer

Each of the Committees, and the Front Entrance Team, worked diligently during the first quarter on the matters pertinent to their respective committees. Here is a brief status of their progress:

- The Bylaws Review Committee submitted a proposal to the Board for new amended and restated Bylaws. The Board voted at the November 29th Board meeting to amend and restate the Bylaws. The amended and restated Bylaws were filed with Greenville County on December 12, 2022 and are posted on the website at <https://hammondpointe.com/bylaws-1>

- The Covenants Review Committee reviewed the Version 5 Covenants proposed by the Hammond Pointe Board in 2021, with the purpose of bringing Version 6 to the Board in the 2nd quarter of the Fiscal Year and subsequently bringing Version 6 to the HOA Members for a vote before the conclusion of the 2022-2023 Fiscal Year.
- The Architectural Review Committee reviewed three Member requests and made recommendations to the Board. Two ARC requests, which the Board voted to approve, were for single tree removal of trees encroaching on homes and potentially causing home damage. The third ARC request was for installation of a children's playset in the property owner's backyard. The Board voted to approve the request as it met the criteria in the restrictive covenants.
- The Member Communication Committee prepared two newsletters and the Board voted to distribute the newsletters to Members, via email and post on the website at <https://hammondpointe.com/communication>. The Board voted to appoint HOA Member Jodi King as website coordinator for the 2022-2023 Fiscal Year to assist the Board in maintaining the website. Website content and navigation was updated.
- The Stormwater Drainage Committee gathered data on the stormwater drainage areas in Hammond Pointe. The property owner of lot 41 completed maintenance on the drainage system between lot 41 and lot 40 on King Eider Way.
- The Front Entrance Team, comprised of several HOA Members, performed substantial work at the front entrance. Their work included repairing the brick walls, relocating shrubs, planting two large holly trees, mulching the two flower beds, and planting grass and seasonal flowers. This volunteer effort saved the HOA from incurring significant expenditures.

The Treasurer collected Member dues and all member dues have been paid. Twenty eight percent (28%) of the annual budgeted operating expenses was expended during the 1st quarter. All budget categories are in line with the approved Annual Budget. The Board is confident that the annual expenditures will be within the approved 2022-2023 Annual Budget. The 1st Quarter Financial Statements are posted on the Hammond Pointe website at <https://hammondpointe.com/financials>

The Board engaged HOA Member Pam Green, a former CPA, to complete the independent Financial Review of the 2021-2022 Financials, and she found the financials to be in order. The report of the Financial Review is posted on the Hammond Pointe website at <https://hammondpointe.com/financials>

The Board voted to adopt a new Code of Ethics to guide the Board's conduct as it carries out its duties. The Code of Ethics is posted on the website at <https://hammondpointe.com/code-of-ethics-1>

In conclusion, the Board is cohesive, highly collaborative and focused on working diligently to serve the Members of the Hammond Pointe Homeowners Association.