

Annual Neighborhood HOA Meeting - 11.10.24

Start at 2pm.

- Members were able to sign in by verifying contact information and initialing. We counted members present as well as proxies and we did meet a quorum of minimum 24. We had 30 at the start of the meeting.
- Topic 1- Old lake dam pipe, it will need to be filled and abandoned. We have 2 estimates so far: \$8800 and \$14,500. Neighborhood agreed we need to fill the pipe but will need more information about materials, company, and contract details before making a final decision on who to move forward with. Board will continue to investigate.
 - It was brought up by a resident to get a large screen around the new drain pipe vents to prevent clogging.
- Topic 2- beavers. They are still very active and destroying trees. Doug volunteered to help out with the location of homes and the best place for trapping. Also mentioned was hunting them from the bank. This will need to be examined if it can be done safely first.
- Topic 3- New landscape company coming Jan 2025. Southern Oasis. Used by Deborah Butcher. Will save the neighborhood \$800 per year. Notes for new landscape company: walk through with the landscape committee, pine straw should be done along Freeman Johnson all the way to the Erwin residence, bushes up to the same should be managed by them also.

- Topic 4 - Bushes behind entrance sign need to be cut back. We have gotten two bids, Buckner \$900 and he will dispose of in wash hole (to help prevent erosion) and RJ \$3000 and he will haul away remnants. Diane Hallman has a recommendation for worker who cut her bushes. Doug motioned that we address other major issues in the neighborhood before spending money on bushes. Maybe we can do it in house on the next workday.
 - During this conversation it was brought up by a resident that a new lawn chemical company, Show Turf, that can save the neighborhood around 20%. Board and landscape committee will look into this.

- Topic 5 - camera at front entrance in light of the most recent smash and grab. Neighborhood voted to forego any camera at this time

- Topic 6 - Lights on gazebo. LJ will get better pricing on materials and give us some ideas to choose from on how to best light it.

- Topic 7 - Christmas decorations. Deborah Butcher and Lamar were handling it. How will we move forward in her absence? Lynn Johnson is going to put up a big tree. Neighborhood chose to use what resources we already have this year and purchase new in January on sale. Lamar and others will take care of this.

- Topic 8 - Workday in Fall was low turnout with only 4 people. We asked the residents why and many expressed that it was due to lack of communication by the board. They said a sign at the gazebo is most informative. We will try again in spring with more reminders.

- Topic 9 - Have attorney look at existing covenants and bylaws to see what needs amending and add max number of rental properties allowed.
- Topic 10 - Enlist the help of a property management company to run the ACC. We do not have an ACC chair going into 2025. Will researched multiple companies that would return his calls. Few would take on only the acc. Top Shelf out of Winder proposed \$8 per house per month plus \$350 one time setup fee to run ACC and set up an online portal for each home. Judy says we have enough in reserve to cover the first year. Neighborhood talked and agreed to do a special assessment toward Fall of 2025 of \$100 per house. Neighborhood voted. Doug motioned to move forward with help of property management. Brenda 2nd. Motion carried. Carrie has another property management company that will do full service for \$8 per house per month. Will is going to follow up on that to see which one will be best for Cruce Lake.

Meeting adjourned 3:48pm