

## Phoenix Crossing Board Agenda- April 3<sup>rd</sup>, 2025.

President – Chasity Nikki, VP – Susan Mitchell, Treasurer- Lynn Youngblood  
Secretary – Sharron Callahan

- 1. Call to order** – Chasity called the meeting to order at 6:35 PM, April 5, 2025. Those in attendance were, Chasity Nikki, Susan Mitchell, Diane Pierce, Sharron Callahan, Committee members: LeaAnn Hoy, Garry Mitchell.  
Absent: Lynn Youngblood, Joey Wood.

### **2. Approval of last meeting minutes:**

The minutes from the last membership meeting will be presented to the membership at the next membership meeting for approval. This was the first official board meeting, no previous minutes.

### **3. Intro and vote for new Secretary:**

Chasity introduced Sharron and shared that she has offered to serve as Secretary on the board. A vote was taken by the board and all approved.

### **4. Treasurers Report:**

Lynn was absent but sent financial information to the board prior to the meeting. There was a question about the \$2,346.35 marked “Other Revenue”. This needs to be identified and shown in the financials. Chasity will ask Lynn about it and have it corrected.

### **5. Board Report – President:**

- Chasity brought up that we would like to have a Town Hall in June for all residents to hear what we have been doing and ask questions. The date of June 12<sup>th</sup> at 6:30, was suggested. This was put to a vote and passed.
- It was mentioned that if the ACC is going to be purchasing items, we need an additional Debit card. Chasity and Susan will see if that is possible.
- It was mentioned that it would be nice to have a directory of residents who have occupations, hobbies or have a cottage industry they would like to have listed so residents, in need of their services, could contact them. This will be discussed further after the pool opens. It was also mentioned that we might want a resident directory but would need permission from residents if they are to be listed.
- Chasity shared the new ACC forms with the board. These are more concise and include changes to the violations. The forms were reviewed and approved with one revision by the board. Sharron will be updating the website with all the

newly created forms. Chasity will send a letter out in a few days with the revised violation form included. This will take effect on April 15<sup>th</sup> and the review of the community will begin shortly after the letter goes out.

## **6. Committee Reports:**

### **a. Pool - Lea-Ann Hoy**

- i. New cabinets were built and installed in the men's and women's restrooms. Supplies for the pool and events committee will be kept there and will be locked.
- ii. The health inspection was done.
- iii. A stencil stating, "No Diving," needs to be painted at the pool edge Lea Ann will get this done before the pool opens.
- iv. Solar lights will be attached to the fence surrounding the pool area, and at both entrances.
- v. Pressure washing will be done after pollen season, and mulch will be installed in the playground after the Easter Egg hunt, it will be done by April 22<sup>nd</sup>.
- vi. Several pieces of playground equipment need painting due to rust issues. This can be done using a product called "dip it."
- vii. A suggestion was brought to Lea Ann about a "Sun Sail" for shade. The board will discuss this at the next meeting.
- viii. A list of delinquent residents will be given to Lea Ann for pool access codes. Any owner who is delinquent will not receive a code and any homeowner who becomes delinquent or has a violation will have their code turned off.

### **b. Events – Diane Pierce**

- i. The Valentine party only had three attendees but those who came seemed to enjoy it.
- ii. The "Sip & Paint" was a success, and other similar events are planned for later in the year.
- iii. The next event is the Easter Egg Hunt on April 19 starting at 11:00 AM. Many nice events have been added this year. Volunteers are very much needed as well as candy to fill the eggs. Diane will send out another email and FB post to try to get more volunteers.
- iv. Other events will be discussed at later meetings.

### **c. ACC – Sharron Callahan**

- i. The preview of homes will begin on April 15<sup>th</sup> after the letter to homeowners goes out with the violation form.
- ii. A clarification for the days the preview will be done was added to the violation list.

- iii. Color selections for homes will be investigated, Sharron will contact Smith Douglas and Lynn Youngblood to see if there is any list available.
- iv. Lights for the entry and pool will be installed before the pool opens.

## **7. Old Business**

- a. A runner for the hall and bathrooms was discussed. Sharron will check colors when she gets the lights from Home Depot and report back to the board.

## **8. New Business**

- a. Diane will continue to keep the directory updated as she oversees the new residents and keeps abreast of sales in the area. Residents would need to give permission for their names to be published.
- b. Sharron will update the website and add the new ACC forms and violation information. She will also investigate getting a QR code for the site.
- c. There was a discussion about late fees after the Feb. delinquent date.
- d. The board voted to eliminate the Initiation fee for new residents as it not listed in Phoenix Crossing official documents and the new resident is already required to pay a year's dues at closing.
- e. The board reviewed several requests that appear to have been made without ACC approval. These are left from when Al was on the ACC last year before he moved.
- f. Two homeowners are delinquent, and Lynn is sending them a certified letter for payment.
- g. The attorney is filing a lawsuit against the owner of 177 Garrett that hasn't paid dues since moving in.
- h. The vacant lot on Garrett needs to be cleaned up and the board will get bids for this.
- i. Chasity shared that it was discovered that Colin Lane is the only private street in the neighborhood, and this will be investigated so we may be able to move forward with street paving.

## **9. Date of next meeting May 1, 6:30**

## **10. Chasity closed the meeting at 8:35PM.**

Respectfully submitted by Sharron Callahan