

PHOENIX CROSSING HOMEOWNER'S ASSOCIATION
MEETING MINUTES
September 24, 2024

Board Members Present

Lynn Youngblood, President
Lea Ann Hoy, Vice President
Denise Merritt, Secretary

ACC Members Present

Joey Wood, Chairman

CALL TO ORDER AND RULES OF ORDER

The President called the meeting to order at 7:00 pm. The President recognized Sheriff Howard Sills who was the guest speaker for the evening. Sheriff Sills discussed the functions of the Sheriff's office and answered member questions.

APPROVAL OF MINUTES

A motion to approve the minutes of the June 13, 2024 meeting was made by Denise Merritt and Lea Ann Hoy seconded the motion. There were no comments and all those present voted in the affirmative. Motion passed.

TREASURER'S REPORT

The treasurer's report is hereby made a part of the minutes. There was discussion regarding the funds for lawn maintenance and building repairs. One member requested a more thorough breakdown. Another member recommended the HOA purchase the equipment and materials and let volunteers take care of the lawn maintenance. All the recommendations and ideas could be discussed further during the budget meeting to be held after the elections.

ACC COMMITTEE REPORT

Joey Wood introduced himself as the new ACC Committee Chair and asked for volunteers to serve on the ACC. Mr. Wood reminded the members about the covenants especially in regards to garbage cans, lawn maintenance, and parking on the street. Several members voiced their concerns regarding the parking on the street rules. A fine schedule is being drafted to clarify the fines associated with not following the covenants.

OLD BUSINESS

The President reminded the members that the By-Laws and Covenants have been recorded with the court and can be downloaded from the website. The phase 2 entrance beatification has begun. Shrubbery has been planted with fresh pine straw. The wood fences at each entrance needs repair and the HOA will provide the materials and volunteers will provide the labor. The President informed the members there were contradictory documents recorded at the courthouse regarding whether phase 2 roads are public or private. The President has met with county officials to get clarification and asked for the County Attorney to get involved.

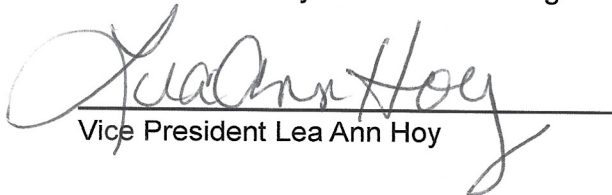
NEW BUSINESS

Volunteers are desperately needed for all committees. The President reminded everyone of the upcoming elections meeting taking place November 2, 2024 at 2:00 pm in the meeting room of the clubhouse.

OPEN FORUM

There were more discussions regarding the HOA spending and how to curtail. The concerns regarding parking were discussed further.

The President adjourned the meeting at 8:49 pm.


Vice President Lea Ann Hoy


President Lynn Youngblood



Phoenix Crossing HOA Treasurer's Report

September 24, 2024

Cash on Hand	\$ 12,706.27
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General Expenses

* QuickBooks Subscription	\$ 318.30
* Website hosting and domain name subscription	\$ 87.06
* Office Supplies/General Administrative	\$ (294.55)
* Janitorial	\$ 200.00
* Postage	\$ 222.52
* Printing & Photocopying	\$ 201.18

Capital Assetts (street lights)	\$ 10,000.00
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Community Events	\$ 248.05
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Insurance	\$ 2,998.00
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Legal & Professional Fees	\$ 575.50
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Utilities

* AT&T (emergency line)	\$ 1,261.47
* Sparklight (formerly Hargray)	\$ 178.52
* Emergency phone equipment	\$ 229.43
* AT&T (internet)	\$ 469.99
* Tri-CO Go (internet)	\$ 246.80
* Piedmont Water	\$ 1,015.36
* Tri-County EMC	\$ 5,432.58

Property Taxes	\$ 0.73
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Lawn Maintenance	\$ 10,250.00
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Pool Maintenance	\$ 9,259.66
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Repairs/Maintenance	\$ 4,102.28
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Total Expenditures (11/04/23 - 09/24/2024): \$ 47,002.88