

Phoenix Crossing Board Minutes- Sept. 4, 2025, 6:30pm

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

Absent: Lea Ann Hoy, Diane Pierce

1. Call to order – Susan called the meeting to order at 6:30 PM, those in attendance were, Susan Mitchell, Lynn Youngblood, Sharron Callahan, Committee members: LeaAnn Hoy, Diane Pierce were absent.

2. Approval of last meeting minutes:

The minutes of the last board meeting were presented to the board, approved and seconded by Susan Mitchell.

3. Treasurers Report:

a. Treasurer Lynn Youngblood

- i. Lynn presented the financials and will email the board the financials, Aging Report and a list of residents with violation fees.
- ii. We have few residents who have paid but not as many as we would like. WE have approximately 14 that haven't paid and 5 that have various violation amounts in their accounts. Susan is writing a letter to the residents to encourage them to pay their balance, and Sharron will send a letter to the residents that have violations fees.
- iii. The response from the attorney concerning Mr. Keifer was shared by Lynn. Lynn will tell the attorney we do not accept Mr. Kiefer's offer and let him know that we expect to be reimbursed for the lot clearing, the attorney fees, as well he must keep the lot clean. Lynn will ask the attorney to guide us on future responsibilities such as ongoing dues and caring for the vacant lot.
- iv. The retainer is pretty well depleted. Lynn will ask if we can make a partial payment to continue with the Kiefer suit because this seems to be the only action we will need and this suit has depleted out retainer.
- v. We will set a time to start working on the budget.

4. Board Report- President

- a. Susan said she was pleased with the residents' meeting and happy to see so many residents turn up for the Commission meeting.

5. Committee Reports:

a. Pool - Lea-Ann Hoy-

- i. She has been trying to find someone to fix the concrete around the pool but hasn't found anyone so far, it will need to wait until next spring.
- ii. We need pool lounge chairs; Susan will reach out to Karen Dorton with the Restore in Greensboro to see if they have any and to keep us in mind if any comes to the facility.
- iii. Lea Ann reported that the county hadn't inspected our pool all summer, but Lynn felt it was because of a work shortage.

- b. Events – Diane Pierce- No report

6. ACC Report – Sharron Callahan

- a. There have been very few violations lately, and the neighborhood is looking better.
- b. Sharron noted that this has been a very quiet year, and we have not had issues with loose dogs, no pool break-ins, most residents and correcting violations and letters about on street parking seem to be working. She told the board if you see something please take a picture and send it to her so she can get a letter to the resident.

7. Old Business- none

8. New Business-

- a. Officers for the 2026 board need to be discussed, there are several positions open. Susan and Sharron will run but we need a VP, Treasurer and a committee head for ACC. Several residents were mentioned, and we will reach out to them.
- b. Susan will send a letter on or about Sept. 15th to try to recruit more board members and a notice for the Annual Election meeting. Included will be a ballot and a Proxy so residents can send it in if they can't attend. The Annual meeting is to be on Nov. 1st at 10:00am in the clubhouse. There will be 3 people contacted to count the ballots at that meeting.

9. Date of next meeting: Oct. 12th at 3:00pm with a budget meeting immediately following. The meeting will be at Sharron's house.

10. Susan closed the meeting at 7:41PM.

Respectfully submitted by Sharron Callahan, Secretary