

Phoenix Crossing Board meeting April 25, 2026

The meeting was called to order at 6:00PM at the clubhouse.

Present were Susan Mitchell, Carlos Gutierrez, Sharron Callahan, Diane Pierce, Lea Ann Hoy. The minutes of the last meeting were approved.

Financials- Carlos shared the bank balance, and expenditures from his computer. We have \$40,382 in our account. Insurance is \$2,502. Carlos will get the taxes taken care of. All accounts are paid. We do have 13 residents that have not paid, the attorney sent a letter letting them know they have 14 days to pay or further action will be taken. On May 6, Lea Ann will go to the courthouse and place liens on the homes that haven't paid and emails will be sent to those residents that the lien has been placed. One resident owes for 3 years, and it may be necessary to take them to court to get payment.

President- We discussed the need for a rental agreement for the owners leasing and the new resident renting. Sharron will come up with that and send it to the board. The Welcome Document will be updated and handled by Diane. The new deposit will be \$100, refundable if left in good order and the donation is \$50. Susan will write a letter to the resident about the May 14th meeting and send it out.

Pool – Lea Ann- The pool will open May 16th and close Sept. 27th. Susan will update the pool rules. The assessment for new items for the pool comes to \$25,000, which means we will need to have a special assessment of \$200 from each resident for that to happen. It will be discussed at the Townhall meeting on May 14th at 6:30PM at the clubhouse. The residents will be able to get pool fobs if they don't have one or if they lost theirs, they can pay \$25 to replace it.

Newcomers- Diane said that the house at 108 Leslie is for sales but is suspected to being rented. She also mentioned there are 2 new homeowners: Droltz in 103 Jack and Hannah in 118 Garrett.

Old Business –

ACC- Joe D'Agostino's yard is in bad shape. The grass needs cut and the old garden cleaned up. Lea Ann will ask Karen if they would mind us taking care of that. The dumpster has been removed.

Next meeting – May 14th 6:30 PM at the clubhouse for Townhall meeting.

Meeting Adjourned – 7:36

Respectfully submitted, Sharron Callahan Secretary.