

Phoenix Crossing Homeowners Association meeting August 14, 2025

Board members present: Susan Mitchell- President, Lynn Youngblood- Treasurer, Sharron Callahan- Secretary, Committee members present – Lea Ann Hoy, Absent- Diane Pierce

The president called the meeting to order at 7:00

APPROVAL OF MINUTES

Susan asked if there were any additions or corrections to the minutes from Nov 2, 2024.

Sharron stated that a correction needed to be made to change a date in the last paragraph from September 2 to read November 2, which was the meeting date. The minutes, with the correction, were approved. This correction will be made and reentered on the website.

TREASURERS REPORT

Lynn reviewed all expenditures and revenue YTD. Several residents questioned why some expenses appeared to be so high. Lynn referred to the budget to explain that in the last 2 years many expenses necessary to run the community have gone up and it was necessary to adjust the expenditure costs. Residents voiced concern in the high HOA dues. As Lynn further explained, as the cost of services rose the income revenue also needed to go up. The budget is used to help set the HOA dues from year to year using past expenditures as a guide and dividing that cost by 123 homes.

Susan also said that there are residents that have not paid their dues. The only income for the association is from dues income and if these aren't paid, we can't pay for the services enjoyed by residence. Should we not have funds to pay for services those services would have to stop, no one wants that.

There was concern about the vacant lot on Garrett. Residents asked if HOA money was used to clear the lot. Lynn explained that funds from the association were used to pay for the clean-up, but the resident is in litigation with our attorney, and all expenses will be recouped when a settlement is made.

Lynn stated if any resident would like to assist with the 2026 budget please contact her.

PRESIDENTS REPORT

Susan explained that the AC unit had to be replaced but found a solution that was considerably that the other 2 quotes we received. She also shared that the card reader system for the pool had to be replaced and was not repairable. A new bike rack was also purchased and being used at the pool.

We now have a new landscape company that is less expensive and better than the previous company. She shared that we, in the past, have asked if anyone knew someone, they would recommend the board would be happy to speak with them and look at an additional quote. They must be bonded and insured to do the landscaping or any work in our community.

POOL COMMITTEE

Lea Ann shared that because of all the rain and extremely hot weather we have needed to use more chemicals than in previous years. Residents asked about pool closing dates and she shared the pool closes on Sept. 9th this year. The board sets the dates and will revisit next year's opening and closing dates at a future meeting. The pool is in good condition, but we are in the process of getting bids to repair the broken concrete at the edge of the pool.

EVENTS COMMITTEE

Diane was absent due to her husband's health issue, but Susan shared that there was an Easter Egg Hunt, and a Valentine get-together earlier this year. The events committee had \$3,000 in the budget but has only used \$ 983.06 leaving \$2,016.94 in that line item. Part of this money was used for the unexpected AC system and some for the new card reader system. When questioned if there were other events planned Susan said, not at this time due primarily to the fact that, even when asked to help, no one has stepped up to help with event planning and the attendance for events has fallen off.

Susan asked if everyone was fine with Aug. 23rd Yard sale, all were in favor.

ACC COMMITTEE

Sharron shared that the neighborhood is looking better since residents have a list of ACC Rules that are to be followed for home and yard maintenance. There were concerns brought up about parking in yards and cars in streets. Sharron expressed if you see something that needs addressing, please send it to the HOA email and it will be investigated and addressed as necessary.

OLD BUSINESS: None

NEW BUSINESS:

Sharron gave a presentation on the rezoning to C-1 of the property at the corner of Old and New Phoenix Road. She shared maps and an overview of what the zoning commission did and encouraged residents to come to the County Commission meeting on Tuesday Aug. 19th to help fight this rezoning. There were several questions asked and these were addressed.

Susan said if there were further personal questions or concerns, please see the board after the meeting.

The President closed the meeting at 8:36PM.