

Phoenix Crossing Board Agenda- May 29th, 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, those in attendance were, Chasity Nikki, Susan Mitchell, Lynn Youngblood, Sharron Callahan, Committee members: LeaAnn Hoy, Diane Pierce.

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. Committee Reports:

a. Pool - Lea-Ann Hoy

- i. The pool is now open but there are residents using the facility that are delinquent with late fees or unpaid dues.
- ii. The new access card reader should be installed soon, and arm bands will be used again this year. There is a limit of 6 people per household allowed at the pool at any one time.
- iii. The clubhouse may not be used for an event if the resident is delinquent.
- iv. Once the access card reader is in place, Sharron will enter the financially current residents into the system. Those residents will receive one card per household and will be asked to sign the *HOA Pool Rules and Regulations* sheet. If a resident loses their card or requests an additional card, the charge will be \$10 in the form of a check or money order.

b. Events – Diane Pierce

- i. The events committee have discussed other events, however, because of the lack of assistance in helping with events nothing is concrete currently.

4. Treasurers Report:

a. Treasurer Lynn Youngblood

- i. Lynn presented the financials with details. The financials were accepted and approved by the board.
- ii. She shared that a few residents have paid either the dues due or the late fees but there are quite a few more that haven't paid.

- iii. Lynn showed the board how to access several of the sites used by her and will send everyone the login information so the entire board can see items in sites such as Dropbox. This will provide access to board members for any document that may be needed.
- iv. Mr. Kiefer responded to the suit filed against him for 177 Garrett Drive stating he was never sent notice of any dues or late fees for the association at that address. The attorney Adam Rosenberg will send a response with documentation that he was aware of dues and fines for the property by signing the documents at closing. This is an ongoing matter and will be further pursued legally by the attorney.

5. Presidents Report:

- i. The Pine straw and mulch have been installed
- b. ACC – Sharron Callahan
 - i. The rules for ACC were presented and approved by the board. They will be sent to the community, and a review of the community will take place on the first of July following the rules for ACC.
 - ii. Mr. Arona, 100 Kaitlyn, asked to repaint his home and change the front door and color of his door and shutters to a cedar stain. The board said they approve the house color but would like to see the door style and would prefer to see painted shutters and front door rather than a stain. This would be in keeping with the continuity and aesthetics of the community. An email will be sent to Mr. Arona.

6. Old Business

7. New Business

The access control should be installed the first week of June, he is waiting for back ordered equipment.

8. Date of next meeting June 18th at 6:00PM.

9. Chasity closed the meeting at 7:53PM.

Respectfully submitted by Sharron Callahan