

Phoenix Crossing Board Agenda- June 18th, 2025.

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

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. Absent, Chasity Nikki.

2. Approval of last meeting minutes:

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

- a. Diane shared an email from Chasity that she would like to resign from the board. Her resignation was accepted; Susan will send her an email to have her send a letter of resignation to the board. Susan accepted the Presidency position until the elections in Nov.

3. Committee Reports:

- a. Pool - Lea-Ann Hoy
 - i. There were a lot of toys left at the pool and food found in the pool water. A post will be made on our FB page addressing this issue.
 - ii. There was an accident in the bathroom causing a large mess, Lea Ann cleaned it up.
 - iii. The new pool code has been set up until we can get the key fobs to work.
 - iv. The dog bit issue was shared with other board members and there is nothing further we can do.
 - v. The event with the teens in the parking lot was discussed and it was turned over to the police. We will be adding an additional camera on the far-right corner of the front of the clubhouse to capture the gate and the parking lot. Jimmy Holton may have another camera.
- b. Events – Diane Pierce
 - i. Diane suggested that we have a “No Loitering” sign put up in the parking lot. After much discussion we decided not to put one as no one reads the signs, and it wouldn’t be helpful.
 - ii. The landscaper isn’t doing a great job, and another company will be called to give us a bid.

4. Treasurers Report:

- a. Treasurer Lynn Youngblood
 - i. Lynn presented the financials with details and went over areas that didn’t coincide with the budget and the reasoning for that. The financials were accepted and approved by the board.

- ii. We have quite a few residents who haven't paid. The suggestion was made to have the attorney send a letter, however, Lynn said he would only do that for accounts over \$1,500. Lynn will send our own letter to the delinquent residents. Lynn will write the letter and Sharron will provide what stamps she has for mailing.
- iii. The response from the attorney concerning Mr. Keifer was shared by Lynn and the next steps were discussed. The attorney has told Mr. Feifer to make the first offer, and we will review it. We have other stipulations in addition to financials that should be added, those will be sent to the attorney when Mr. Keifer gets back to us.

5. ACC Report – Sharron Callahan

- i. Mr. Arona, 100 Kaitlyn, has not gotten back about his door and shutters and the color for them.
- ii. Mr. Leonard, 137 Garrett, and I met and discussed the dirt he will bring in to fill the hole in his backyard that Smith Douglas removed and never replaced. He will be bringing 13 truckloads of dirt to fill the hole. This is a maintenance issue not an ACC issue.
- iii. Mrs. Cassanos, owner of 113 Colin Lane, was contacted after several attempts were made to contact the renters about the large truck parked in the street. She was instructed that she would receive a \$50 per day fine if the truck wasn't removed. She informed us that the renters were issued a lease termination notification to be gone in 30 days.
- iv. Mr. Eisele may purchase a home on Kaitlyn and ask about a fence and an inground pool. He was sent the ACC rules, the Modification form and informed before he dug a pool a great deal of information would be needed.
- v. The access control and key fobs were discussed and the increase needed to acquire additional access fobs. Norman from Oconee Security will meet with Sharron to resolve the issue of not having the fobs work, when that is resolved it will then be determined how many additional cards we will order.

6. Old Business- none

7. New Business- mentioned above

8. Date of next meeting: July 16th at 6:30PM.

9. Susan closed the meeting at 8:30PM.

Respectfully submitted by Sharron Callahan, Secretary