

Phoenix Crossing Board Agenda- May 1, 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. Absent, Diane Pierce.

2. **Approval of last meeting minutes:**

The minutes of the last board meeting were presented to the board and approved unanimously.

3. **Treasurers Report:**

- a. Treasurer Lynn Youngblood

- i. Lynn presented the financials with details. The \$2,496.35 which was noted at the last meeting was clarified in the “Statement of Activity “under “Other Revenues” are now listed as “Late Fees Income” and “Transfer Fees”.
 - ii. Lynn presented a list of delinquent residents; those residents will not have a gate code for the pool gate until they are paid in full.
 - iii. The two certified letters sent to residents who were very high in their delinquencies resulted in one resident making payment.
 - iv. The financials were accepted and approved by the board. The lot has been cleared and the person that owns the lot has been sent a letter from the attorney and has 30 days from the date of the letter to respond. It is in the hands of the court.

4. **Presidents Report:**

5. **Committee Reports:**

- a. Pool - Lea-Ann Hoy

- i. We have 3 bids for the AC repair. The quote for \$4,600 was voted on and accepted by the board. A deposit of \$3,300 is required for parts, Lynn will give Lea Ann a check so the work can begin. He is scheduled to repair the unit on Monday, May 5th.
 - ii. The health inspection was done. The pool opens on May 4th and codes need to be entered for all homeowners that are in good standing.
 - iii. A stencil stating, “No Diving,” has been done.
 - iv. Solar lights are up around the pool and at the entrances.

- v. Pressure washing has been done, and Chasity will contact the company to have the mulch installed.
 - vi. The water fountain needs repair, and an electrician needs to fix an outlet in the breezeway. Chasity will contact an electrician; a plumber will be needed for the water fountain.
 - vii. We need more pool chairs; several have been removed, and a few others are in bad shape. We will need to see what the new chairs will cost.
 - viii. A list of delinquent residents will be given to Lea Ann for pool access codes. Any owner who is delinquent, including late fees, will not receive a code and any homeowner who becomes delinquent or has a violation will have their code turned off. Delinquent residents will also not have access for use of the clubhouse.
 - ix. The lawn care company has missed several common areas, Chasity will contact them to let them know.
 - x. There is a limit of 6 people per household allowed at the pool at any one time. Are bands will be used again this year. Only 48 people are allowed at the pool at any given time.
 - xi. The clubhouse may not be used for an event if the resident is delinquent.
- b. Events – Diane Pierce
- i. The Easter Egg hunt went well, we wish there had been more in attendance, but other events were happening in the surrounding area so that may have kept the number of attendees low. It was suggested to have the event the weekend before Easter next year.
 - ii. The dinner attendees have slowed down, and it was suggested that there be only 1 per month. The time will still be 6:00 unless more travel time is needed.
 - iii. The events committee have discussed other events, however, because of the lack of assistance in helping with events nothing is concrete currently.
- c. ACC – Sharron Callahan
- i. The committee sent violation letter and there was a lot of backlash.
 - 1. Several specific situations were discussed and several of the board members had different opinions.
 - ii. Sharron suggested that the committee needs to write ACC Rules, so the residents are aware of what constitutes a violation. The rules must follow the Covenants and By Laws and cannot go outside those documents when writing the Rules. The committee will get together next

week and work on this, when it is complete it will be presented to the board for a vote, after it is voted on it will be sent to the residents.

6. Old Business

7. New Business

- a. There is an anonymous doner that would like to give money to the community for outdoor activities. This will be investigated and discussed at the next meeting.
- b. A document was discovered that states all the streets in the new section of Pheonix Crossing are part of the county road system. Sharron will call Anthony Frazier to see what can be done about getting the streets paved.
- c. The board reviewed several requests that appear to have been made without ACC approval. These are left from when Al was on the ACC last year before he moved.
- d. The attorney is filing a lawsuit against the owner of 177 Garrett that hasn't paid dues since moving in. It is now in the hands of the court system.
- e. The vacant lot on Garrett has been cleared and Lynn will send a check for payment.

8. Date of next meeting May 29th, 6:30

9. Chasity closed the meeting at 8:13PM.

Respectfully submitted by Sharron Callahan