

**PHOENIX CROSSING HOMEOWNER'S ASSOCIATION  
MEETING MINUTES  
May 18, 2024**

**Board Members Present**

Lynn Youngblood, President  
Lea Ann Hoy, Vice President  
Denise Merritt, Secretary

**Board Members Absent**

Brenda Dixon, Treasurer

**CALL TO ORDER AND RULES OF ORDER**

The President called the meeting to order at 10:06 am and went over the rules of order.

**APPROVAL OF MINUTES**

The President called for a motion to approve the minutes. Motion by the Vice President and seconded by the Secretary. Motion passed.

**TREASURER'S REPORT**

See Exhibit A.

**ACC COMMITTEE REPORT**

At this time there is no ACC committee report. The president requested volunteers for the ACC and explained that the by-laws and covenants explained the role of the ACC. The President further explained that if the board did get any volunteers for the ACC, then the Board will have to out-source to a third party.

**PROPOSED REVISIONS TO BY-LAWS/COVENANTS**

The President stated the current by-laws and covenants are extremely out dated and still referenced the builder/developer. The proposed revisions are to remove the names of the developer and others no longer involved with the subdivision. The consensus of the discussion was:

- a) The fee schedule of fines will be incorporated
- b) Try to clarify ambiguous language (i.e. "noxious and offensive activities"
- c) Clarify ACC authority because the members present believe the ACC has too much authority

**Open Forum**

The parking issue was a very hot topic. The members were concerned about vehicles being parked in front of a home that has no connection to that home and fines being assessed to the wrong homeowner. The Board will work closely with the ACC to ensure this will not occur. Parking on the street is a safety issue. School buses have a hard time getting through and emergency vehicles could also have a hard time as well. The Board asked for suggestions on how to handle the parking issue. There were no suggestions offered at that time. The pool

parking lot is available temporary and never overnight. The Board requested the members communicate with the board in regards to their parking needs. The members also discussed a lot at the entrance of Phase II that could be used as additional parking if it were cleared and paved.

One member stated they are not getting a timely response from the Board via the email. The President apologized and explained the email server sometimes automatically deletes emails before they are even opened. The President stated she would send out her phone number.

Phase II roads are not maintained by the county. They are the responsibility of the community. The President informed the members that she has been on the phone for weeks with the county road department and the Planning & Development department regarding this issue. The Board will have to make a formal request to have the roads in Phase II accepted by the county. One of the requirements is \$90,000 be put into an escrow account for a period of two (2) years. This requirement can be met with a road bond which will cost approximately 10% (\$9,000). This will be discussed for the 2025 budget. The members discussed fundraisers to help raise the money.


The members discussed the possibility of having the meetings on days other than the weekends. One member asked if the meetings could be via Zoom or recorded. The Board agreed to look into this suggestion.

The members discussed the towing of vehicles and that the Board should post the towing company information.

The remainder of the street lights have been ordered, and paid for and were set to be placed in the community in the next couple of weeks. Two lights will be placed on Colin, one on Jack, one on Kaitlyn and one on Garrett. The President further explained that the locations of the street lights had already been decided and were dependent upon the locations of the electrical boxes. One member complained that a light was slated to be put in his front yard.

The President closed the meeting at 12:40 pm.

  
Secretary Denise Merritt

  
President Lynn Youngblood

## EXHIBIT A



### Phoenix Crossing HOA Treasurer's Report

May 18, 2024

Cash on Hand	\$ 23,016.65
General Expenses	
* QuickBooks Subscription	\$ 163.30
* Website hosting and domain name subscription	\$ 87.06
* Office Supplies	\$ 339.57
Capital Assetts (street lights)	\$ 10,000.00
Community Events	\$ 156.73
Insurance	\$ -
Professional Fees	\$ 525.00
Utilities	
* AT&T	\$ 660.29
* Piedmont Water	\$ 404.58
* Tri-County EMC	\$ 2,451.91
Property Taxes	\$ -
Lawn Maintenance	\$ 4,350.00
Pool Maintenance	\$ 4,744.85
Repairs/Maintenance	\$ 3,693.58
Total Expenditures:	\$ 27,576.87