

Phoenix Crossing Board Minutes- Jan 17, 2026.

President –Susan Mitchell, VP- Lea Ann Hoy, Treasurer- Carlos Gutierrez
Secretary – Sharron Callahan, Committee members Lea Ann Hoy,
Absent, Diane Pierce

1. Call to order – Susan called the meeting, held at Lea Ann’s house to order at 10:30, a quorum was present.

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 Carlos Gutierrez –

- i. 26 residents have paid as of today. There is one resident that has \$1,582 due in unpaid dues and late fees. A certified letter was sent to them, but no receipt was sent back.
- ii. Lea Ann is going to check to see what can be done about the Western Union money order that was torn and not accepted by the bank.
- iii. Leslie Pool Service invoice was paid in full.

4. Presidents Report:

- i. It has been reported that there is a truck parked on Kaitlyn that needs to be removed.
- ii. The dumpster on Kaitlyn should be removed by the end of January; Lea Ann will call him again to check on the issue.
- iii. We probably need a Town Hall meeting in the spring; we’ll discuss it at the next meeting.

5. Committee Reports:

a. Pool - Lea-Ann Hoy

- i. The pool will open May 16th and close Sept. 27th.
- ii. Lea Ann will call to check on certification, we were not checked at all last year, and she will also check on that.
- iii. The pool has some issues with the concrete around the coping and the Gunite on the bottom of the pool. Lea Ann will call several companies to see if she can get someone out closer to spring to give an estimate for repairs.

6. Old Business- We need to complete the issue with Mr. Kiefer, an email to the attorney will be sent.

7. New Business- none

8. Susan closed the meeting at 11:32AM. Date of next meeting February 10th at 10:30 AM

9. Respectfully submitted by Sharron Callahan