



Cameren Oaks Homeowners Association

Annual Association Meeting Minutes May 10th, 2023

- The meeting was called to order at 6:00 pm at Jones Creek Library. There was a total of 5 homes present at the meeting.
- Shanna Warner – Board President provided an Opening Statement & Introduction of the Board. In addition, Brittney Robert with Magnolia Management Services also introduced herself as the Association Manager. (*Official transition date from Lewis Companies, January 1st)
 - Brittney provided a management report for the Association.
 - 2023 Financials:
 - Current Balance of Checking Acct - \$5,147.26 (still waiting on additional funding to be released from old management company, Lewis Companies)
 - Total Income received - \$7,267.23
 - Total Expenses - \$4,626.01
 - Total # of delinquent Homeowners – 13
 - Total # of Active Liens – 0
 - Maintenance Report:
 - Maintenance is continuing to the lift station to keep it working & operating. Allen Environmental is the vendor for this work. They did state that in the near future, a new control panel for the station will be needed, as the current one is extremely old & is on its last leg.
 - Current # of Open Violations - 4
- Election of Board of Directors for the 2023/2024 year:
 - Shanna Warner – agreed to stay on board to help assist
 - Kelvin Jenkins volunteered to join.
 - Joe Harris volunteered to join.
 - They will all meet within the week to determine their roles & responsibilities for the Board.
- Discussion that was held:
 - A financial forecast for the Association will be completed to be shared with the community to show the projected expenses for the remaining year.



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- Discussion of raising the assessments to cover maintenance that is needed or may be needed in the future.... need a substantial cushion to cover unexpected costs.
 - Owners would like to see the community get more involved with one another.
 - Talks of forming additional committees within the community to help with social gatherings, neighborhood watch, etc.
 - Discussion of having a Directory available to Owners to be able to get in touch with fellow neighbors.
 - A mail-out will be going out to all Owners that will include a copy of the By-Laws & Restrictions, & a Financial Forecast to show the financial health of the Association for the remainder of the year. This information will also be posted to the HOA website. www.camerenoaks.com
 - Board spoke on having additional community meetings throughout the neighborhood throughout the year, to keep everyone informed with what's going on. Ms. Robert stated that she could attend those meetings to assist if needed.
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- Motion to adjourn.
 - Meeting adjourned at 7:15 pm.

Meeting notes prepared by Brittney Robert – Magnolia Management Representative

Meeting minutes approved by Board President – Shanna Warner

A handwritten signature in black ink, appearing to be 'SPWA', located above a horizontal line.
