

Sugar Ridge Commons at Applewood Homeowners' Association

Minutes of SRC HOA Annual Meeting

November 15, 2025

Unity Presbyterian Church

The President, Jim Sutton called the meeting to order at 1:15 PM and a quorum was established with 55 members present or represented by signed proxies.

Board Members Present: Jim Sutton, President, John Townsend, Vice-President, Don Miller, Secretary/Treasurer, Rick Hahnenberg, Member, and Alex Kishka, Member

Board Member Absent: Lino Rosales, Member

Guest: Mr. Simon Kaye, President, HOA Management Services.

Invocation: Reverend Walter Ponder introduced himself as a new resident and gave the invocation.

The president welcomed everyone to the 2025 annual meeting and thanked the members present for taking the time to attend. The president stated that the HOA had a good year, with maintenance items being kept up at the pool, grounds and throughout the neighborhood. All in all, the neighborhood is looking good with members keeping their yards well maintained. Jim stated that the Board had worked hard behind the scenes with Simon Kaye at HOA Management to get the transition to the new management company working smoothly. Jim also mentioned that T-Mobile was planning to install fiber optic cable throughout the neighborhood soon and will advise him when the installation is going to begin. Speeding throughout the neighborhood continues to be an issue and the President requested everyone to slow down and respect the 20 mph speed limit. Jim also requested any property owners with a street light on their property be sure that any trees or shrubs do not interfere with the lights. There are several lights that have trees that need to be cut back. Jim introduced the 10 new residents that have moved into the neighborhood this year to the membership. The new residents present introduced themselves and were all warmly welcomed to the neighborhood.

Committee Reports:

Pool Committee:

John Townsend reported that we had a successful season with no real issues. He expressed his appreciation to each of the pool committee members for their hard work during the summer. Without the work of the members, the pool would not be able to operate in the efficient manner that it has. John also mentioned the contributions made to the community by Randy Stephenson and Steve Pavlasek, who both passed away during the year. John also thanked outgoing President Jim Sutton and Secretary/Treasurer Don Miller for their many years of serving on the Board. John went over the installation of the new key fob and camera system

being installed at the pool and stated that it should be up and running very soon. All residents will be furnished with a key fob prior to the pool opening. He also mentioned that the water fountain at the pool was in need of replacement, however he would leave the decision to the new Board members.

Grounds Committee:

Rick Hahnenberg, the grounds committee chairman, reported that we had a good year. He mentioned that Mr. Gene Davidson and Mr. Ronnie Williams had recently planted the fall flowers. The members thanked Gene and Ronnie for their hard work. Rick also reported that he was waiting on a bid from a second company for the repair of the sidewalks on the common areas. He also reported that Manuel will do a cleanup throughout the neighborhood on the Fridays prior to Thanksgiving and Christmas.

ARC Committee:

Jim Sutton, the ARC committee chairman reported that 21 ARC requests had been received and processed to date. He also reminded the members that any projects that involve changes to the property, need to have ARC review and approval.

Pond Committee:

Don Miller gave the pond report on behalf of Lino Rosales who was not present. Don reported that he had recently inspected the boardwalk and it continues to be serviceable, although it is showing signs of deterioration. The pond, well pump and aerator are all working properly. Lino has been adding dye to the pond when needed and running the well pump several times per month to keep it functioning properly.

Treasurer's Report:

Don Miller requested that the minutes from the October Board meeting be approved. Rick Hahnenberg moved and John Townsend seconded the motion. The October minutes were approved by a unanimous vote.

Don gave the Treasurer's report and went over the account balances as of October 31, 2025 and requested a motion to approve the financials. Jim Sutton moved and John Townsend seconded the motion to approve. The motion was unanimously approved by the Board. Don stated that the HOA finances were in great shape and reflected well on our neighborhood. He went over the key items in the 2026 proposed budget that will become effective January 1, 2026. He also mentioned that there would not be any increase in the 2026 annual HOA dues. The Treasurer requested a motion from the floor to approve the proposed 2026 budget. John Townsend moved and Rick Hahnenberg seconded the motion. The motion to approve the 2026 budget as presented was unanimously approved by the membership.

Election of new Board Members for 2026

Jim Sutton stated that all seven board seats were open for 2026 and the following residents agreed to run for the Board: Nina Datuashvili, Floyd Elliott, Linda Hamrick, Dennis Kemp, Jim Payne, Andy Price, Frank Roberts, Carole Rowell, Danny Sullivan and Ken Watts. Each candidate introduced themselves and gave their background information. Andy Price, Jim Payne were not present. Jim Sutton asked the membership if there were any additional nominations from the floor. There were no additional nominations and the membership voted on their ballots. John Townsend and Don Miller compiled the votes and reported that the following residents were elected to the 2026 Board: Ken Watts, Danny Sullivan, Carole Rowell, Jim Payne, Andy Price, Linda Hamrick and Frank Roberts. The elected members will meet with the current Board at the December meeting and select the officers and terms of service.

Questions from membership:

Jim Sutton opened the floor to questions from the membership. Marlene Wilson asked those members present to use the sign up sheets to volunteer for the various committees. She also said that Nina Datuashvili had made new bows for the entrance and the decorations would be put up on Saturday November 22nd at 10:00 am. Donna Ivey asked about past due accounts and one resident's yard that was not being maintained. Jim Sutton advised that all residents with any balance as of the end of October had been mailed an account statement showing their outstanding balance. Simon Kaye explained the process the HOA has been following to collect past due accounts up to and including filing with the Magistrate Court. The account in question is waiting for a court hearing date.

There being no further business, Jim Sutton adjourned the meeting at 2:49 PM

Submitted by: Don Miller, Secretary/Treasurer

Approved by: _____, Date _____