

## **Crosswinds HOA Annual Meeting Minutes, October 13, 2018**

Meeting convened at 9:00 am at Myrtle Grove EPC Church.

Called to Order by Wade Harris, President

Board members present: Judy, Phil, Nathan, George

Also: Dale Ward, CEPCO manager, and Laura Triage, minutes keeper

Wade welcomed the members and introduced Dave Powell for Community Watch update. He reported no home break-ins and only unlocked cars being burgled.

**Manager's Report** by Dale Ward: Roll call – quorum was met. Since more of the membership was not present to vote against the budget, it would pass. Proof of Notice of Meeting was mailed to every homeowner.

**Drainage Report** by Phil (at end of minutes). Then questions were taken: Dawn Dorn asked when the ditch beside her house was going to be cleaned. She has seen other homeowners from Longpointe throwing limbs and other yard debris into the ditch. Phil replied that County through Jeremiah May is in charge of citing those who trash the ditch. She thinks the ditch needs to be re-engineered to solve the problem. Phil said it is the County's responsibility. Billie Collins asked if we can have a good working relationship with Longpointe's HOA to address these problems. Phil said their HOA is not as functional as ours and not likely to change – reporting dumping consistently with the County is a better option. George said the Board needs to have a conversation with the County about getting back on the ditch. Lavon (4728 Crosswinds Dr) commented that clearing ditches leaves bare dirt that leads to erosion, and silt going into pipes, etc., and ditches lose flow velocity. Rance Moore – compliments on the condition of the ponds - looks the best it's ever looked. Is our upkeep going to be more regular now? Wade said the property owners are responsible for upkeep along the shore line. Rance wanted to know how we get all the property owners to do their part. Phil said there should be a natural buffer from the pond water line to keep chemicals out of the pond. Lynne Harris asked about aeration fountains and keeping mosquitoes down, plus looking nice. Wade and Phil noted that's not likely given that its more aesthetic rather than functional, and expensive. Rance asked when the major work on pond must be done. Phil said likely prior to June 2020, when the stormwater permit must be submitted. Betty Cross from Windjammer Dr – anything going to be done about their flooding? Phil explained that front flooding occurs when the outflow pipe into the College Road ditch

submerges, and we've done all that we can. Wade said the DOT would have to fix the College Road drainage before it would improve. Janet Hodges from Rushing Dr. said she thinks the drainage has improved in the last ten years she's been here.

**Architectural Committee** by Judy: One fence, one shed, one deck expansion, one driveway redo, which is beautiful. Lavon asked if permission needed to replace new roofs from hurricane damage. Wade commented that only if you're going to change substantially the design or substance, would you will need permission.

**Landscaping Committee** by Judy: Please make sure to turn off your irrigation systems for the winter and during big rain events. Both of our entrances are being redone. After plantings are completed, a new lighting project will be done. Eric Bickler of Mako Dr. wants to know about getting trees from street light poles. Wade has reported them. Mary Booker of Mako Dr. wants to know if the HOA is going to replace damaged plants after huge pile of debris is removed. Judy and Wade said assessments will be done. Rance Williams asked if a Beautification Award system has even been considered to motivate homeowners to keep up their yards.

**HOA Board Elections**, by Dale: Phil and George are up for reelection. Nominations may be made from the floor if that person has been notified and not present, but they must be a property owner with their name on the deed, and one nominee per lot. The floor was opened for nominations: None were made, in addition to Phil and George. Dale made a motion for their re-elections to the HOA Board by acclamation. It passed unanimously.

**Financials** by Dale Ward:

**Budget for 2019:** automatically approved. 125 lots would be needed to vote against the budget for it to fail. Dues for 2019 are \$350, which is a reduction of \$20 from 2018. George noted that big money is going to be coming to take care of pond projects coming up. Dale covered all the items that were tweaked to bring the dues down. Dawn Dorn asked about late fee that always comes after the first dues payments. Dale said it was an accounting department error, and it's working a remedy. Jill Barrow of Crosswinds Dr. said she gets billing for one lump sum. Dale deferred again to the accounting office. He will try to get them to fix their language on the bills. George said if anyone has extenuating circumstances,

like health costs, please get in touch with the Board or CEPCO and make arrangements for smaller payments. Wade reiterated that its important to let us know before you start getting six months of late fees. Dale said you must put something in writing, so he recommends sending it by e-mail, or US mail to CEPCO. Cindy Blue of Mako Dr. asked about web expense. Wade is the webmaster, and CEPCO is synced with the HOA website. Dale asked after adjournment that the room be cleared so he can have a quick meeting with the Board to elect officers.

Wade brought up the reading of last year's minutes and there was unanimous consent to dispense with the reading of those minutes.

**Old Business** Wade: The HOA is working on updating the website with everyone's addresses to stay in better contact. Dave Powell said we've been talking about this for the last eight years - when is it ever going to be done? Another asked about a phone directory. Judy said no one wants to do it, and companies don't want to do it. Rance Williams asked what percentage of homeowners are renters? Dale said we don't track it. Another asked if e-mails are being sent since she's given her email address but never gets e-mails. The HOA is going to be contacting members who have piled storm debris in the streets to be clearing asap. Please don't park on the grass or in your yard (HOA rule). Janet Hodges on Rushing Dr. said her car was hit and the sheriff told her she should've parked on the grass, that she was illegally parked on the street. It was noted that temporary parking due to repairs, etc., are okay. The HOA has gotten new quotes on trash pickup. Waste Industries dropped their quote because they knew we were getting lower quotes. Pink Trash provided the best deal, so the HOA Board decided to go with them. They are giving us a price lock for 5 years, effective Jan 1. It will be up to members to call and change their service. The MacKenzie property was foreclosed on finally, and the date for auction was set; but he made a late payment of all his balance due plus an extra \$300 this past week - so the auction is off. George made a push for pressuring Rob Zapple, who is up for election, and the County Building Inspector because of this property. Rance recommended getting a quote on cleaning up the storm debris in MacKenzie's backyard and send it to him. Wade thanked those who helped him clear debris after the storm. Ricky Ferrin of Crosswinds Dr. said rentals are deteriorating in appearance and asked what can we do? Dale said he will contact the owners. Regarding trash can notices during the transition, a warning will be sent out first.

The Annual Meeting adjourned at 11:00 AM.

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An HOA Board meeting was held immediately following the Annual Meeting. Phil made motion to keep Wade a president and Nathan as vice-president. Unanimously passed. George nominated Rita to stay as Treasurer. Unanimously passed.

Respectfully submitted by Laura Triage

Drainage Report by Phil:

The most notable item in drainage was that no pipe replacements were done in 2018 due to the continuing high costs of contractors, so there are still seven metal pipes to be replaced in the front portion of Crosswinds.

The southern ditch was maintained in conjunction with Wedgefield HOA by the Joint Drainage Committee. We still have a good working relationship with Wedgefield HOA. The southern ditch will be cleared within the next week or so, which is the second time this year, by the Joint Drainage Committee. Trees will also be removed around our ponds (storm damage) by the same contractor in the next few weeks, to be paid for by Crosswinds HOA. The pond and banks were cleared earlier this year, and the pond has looked very good this year.

By next year's annual meeting, our HOA Board will likely have made a decision on any needed upgrade to our ponds in preparation for renewal of our 10-year stormwater permit that expires in December of 2020. That permit must be applied for by June of 2020, so funding will need to be included in next year's budget, at the latest, so any pond work can be done by June of 2020 (preferably by March of 2020, before the spring rains that would negatively impact any pond work).