

12/13/22 Crosswinds HOA Meeting Minutes

The meeting convened at 7:00 p.m. at Wade's house. Attending were Board Members: George Martin, Judy Shreve, Wade Harris, Nathan Bales and Jim Desnoyers in person, and Phil Triece via speaker phone; and Dale Ward (CEPCO) & Laura Triece, secretary (Laura via phone). James Gibson also attended. He will be replacing Judy on the Board at the end of this meeting.

Wade announced that Judy was stepping down from the Board, commending her service, and motioned to tend her resignation effective at the end of this meeting. Unanimous approval.

Management: Dale: Financials – discussed Balance Sheet as of 11/30/22, Income Statement, Accounts Receivables, 2022 & 2023 Budgets, and ample reserves. In discussion reserves, Phil noted uncertainty of how many ditches County will maintain and therefore, our costs, and still uncertain on Longpointe agreement. George in favor of leaving as-is until more clarity on our future expenses. A Resident's late fee payment plan was not followed through on by Resident (did not respond by date set), so George's motion was to return to original fines for now. It passed 4 to 2, with Jim and Judy dissenting. Judy made motion, Nathan second, to waive dues for Phil and Wade due to work done. Jim wanted in budget and objected to compensation to Board members, and after comments by Dale on not waiving, suggested getting opinion of our attorney Charles. Motion and second were withdrawn so Charles' opinion could be received. Dale noted that due to lack of quorum at annual meeting, five of Board up for vote next year.

Communications: Wade noted complaint of pothole at 4740 Rushing Dr was handled by asphalt patch. No decision on digital antenna complaint by neighbor since unclear legally what HOA can do. Request to move pond signs was unanimously denied. Discussion on complaints of golf cart use and door-to-door solicitors, but no votes.

Drainage: Phil noted Wade and he visited new resident at 5012 Outisland Dr regarding need to maintain drainage easement behind his rear fence. He was unaware of that; he will clear it up. Regarding cleanup of our common ditch with Masonboro Village, Wade noted his and Phil's visit with their Board and on-going discussions with their President to reach an agreement with their Board and residents on cost-sharing. Bids have been received on possible options.

Landscaping: Wade proposed and the Board approved \$25 for additional front Christmas lights. Nathan explained Darwin's quote of \$3,000 for 300 bales of pine straw for the front berm, plus debris and tree removals. Expenditure was unanimously approved.

Architectural: Wade noted request for fencing at 5909 Tropic Ct. He and Phil will handle it and work with property owner since it involves a drainage easement.

Old Business: HOA meeting hosts are needed to fill our 2023.

New Business: Nathan noted Steve is fixing front well house and timer. James was approved unanimously as Judy's replacement on the Board.

Next meeting will be January 10th at 7:00 p.m. at George's house.

Meeting adjourned at 9:04 p.m.

Respectfully submitted by Laura Triece