



**Carolina Seasons®**  
**Property Owners Association, Inc.**  
851 Ponderosa Trail  
Cameron, N.C. 28326

**CAROLINA SEASONS PROPERTY OWNERS ASSOCIATION, INC.**  
**MONTHLY BOARD OF DIRECTORS MEETING**

**Thursday, January 15, 2026 – 7 P.M. EST**  
**(APPROVED MINUTES)**

**BOARD MEMBERS IN ATTENDANCE:** President- Billy, Charles, Dan, Rick, Grant, Bridgette, Mike and Reggie

**WELCOME:** President called the meeting to order AT 7:00 P.M. EST.

**REGULAR SESSION:**

- **Approval of Minutes of Previous Meeting (December 11, 2025):**  
**MOTION** to approve the minutes as corrected by Rick, **SECONDED** by Charles **VOTE:** Unanimous (Mike, Grant and Bridgette abstained), **IN FAVOR**. Motion was **APPROVED**. Corrected grammatical errors.
  
- **Treasurer's Report:**
  - December's revenue is \$666.66 (past due dues, interest, rentals, finance charges)
  - December's expenses were \$2,507.36 (utilities, supplies, grounds maintenance, stamps)
  - December's Net Income -\$1,840.70
  - Year to Date Income \$83,045.76
  - Year to Date Expenses \$83,016.63
  - Year to Date Net Income of \$29.13
  - Total amount in the bank \$23,601.70
  - Money Market \$152,487.40
  - 100% of Community has paid POA dues
  
- **Old Business:**
  - Y109 Camper in the Backyard
    1. Sabrina contacted the lawyer. The lawyer stated that we need to have a hearing with the homeowners. The board would state what the homeowners are in violation for. After the meeting the homeowners will have 5 days to correct the problem and if they do not, they will accrue \$100.00 fine per day until they fix the situation.
    2. Meeting will be the BOD meeting on February 12<sup>th</sup> at 7:30pm
    3. Statute § 47F-3-107.1. Procedures for fines and suspension of planned community privileges or services. Unless a specific procedure for the imposition of fines or suspension of planned community privileges or services is provided for in the declaration, a hearing shall be held before the executive board or an adjudicatory panel appointed by the executive board to determine if any lot owner should be fined or if planned community privileges or services should be suspended pursuant to the powers granted to the association in G.S. 47F-3-102(11) and (12). Any adjudicatory panel appointed by the executive board shall be composed of members of the association who are not officers of the association or members of the executive board. The lot owner charged shall be given notice of the charge, opportunity to be heard and to present evidence, and notice of the decision. If it is decided that a fine should be imposed, a fine not to exceed one hundred dollars (\$100.00) may be imposed for the violation and without further hearing, for each day more than five days after the decision that the violation occurs. Such fines shall be assessments secured by liens under G.S. 47F-3-116. If it is decided that a suspension of planned community privileges or services should be imposed, the suspension may be continued without further hearing until the violation or delinquency is cured. The lot owner may appeal the decision of an adjudicatory panel to the full executive board by delivering written notice of appeal to the executive board within 15 days after the date of the decision. The executive board may affirm, vacate, or modify the prior decision of the adjudicatory body. (1997-456, s. 27; 1998-199, s. 1; 2005-422, s. 4.)
  - Tree Pruning around the Pool
    1. Mike received a quote from Branching Out Tree Service, LLC. for \$5,250.00. One tree is falling over, and they suggest that we cut that one completely down and then trim and cut back a couple other pine trees that are covering the pool. They will be climbing the tree cutting it down and then chipping the trees.
    2. **MOTION** to hire Branching Out Tree Service at \$5,250 by Grant, **SECONDED** by Rick **VOTE:** Unanimous **IN FAVOR**. Motion **APPROVED**.
  
- **Committee Reports/Jobs:**
  - Architectural Control:

Board members will rotate responsibility for conducting drive-through inspections of the community to verify compliance with the covenants. This rotating schedule will ensure full coverage without duplication. Any potential violations identified will be presented to the board for discussion and determination of next steps.

- Budget:  
No New Business
- Common Grounds:  
No New Business
- Community Center Rentals:  
2025 Total rentals 17  
January 18<sup>th</sup>  
March 14<sup>th</sup>
- Facebook Admin:  
No New Business
- Facilities:  
No New Business
- Events:  
Spring Yard Sale May 2<sup>nd</sup>
- Nominating Committee:  
No New Business
  
- **New Business:**
  - Charles nominated Billy Overton for President. There were no other nominations. **VOTE: Unanimous IN FAVOR.**
  - Mike nominated Charles Fulghum for Vice President. There were no other nominations. **VOTE: Unanimous IN FAVOR.**
  - Committees
    1. **Budget:**  
*Chair- Sabrina Altizer*  
*Billy Overton*  
*Rick Jarboe*
    2. **Community Rentals:**  
*Contact person Sabrina Altizer*
      - Board members will take turns checking in and out
    3. **Facebook:**  
*Sabrina Altizer*
    4. **Facilities:**  
*Chair- Charles Fulghum*  
*Ann Fulghum*
    5. **Events:**  
*Sandra Stedmen-Elliott*
    6. **Nominating:**  
*Chair- Sandra Stedmen-Elliott*  
*Billy Overton*  
*Rick Jarboe*
  - Annual meeting there was a vote to put a stop sign at the community center entrance
    1. Billy has an old sign from the golf course that he will donate to the community
    2. Grant and Billy will get the sign put in before the next meeting
  - Neighborhood Forums
    1. Will try one and if there is a great turn out and will try it again.
    2. **MOTION** to have a Neighborhood Forum on April 29<sup>th</sup> at 7pm by Charles **Seconded** by Mike **VOTE: Unanimous IN FAVOR.** Motion was **APPROVED.**
  - Charles and Grant received an email from a community member about getting a fence around the basketball court.

This issue was tabled and at this time the board has decided to not bring it back off the table
  - 4-wheelers and dirt bikes on Forest Pond
    1. Forest Pond is owned by the community which means it's a private road
    2. The police will not be able to do anything if they are on a private road
    3. The board recognizes that it's a problem and a nuisance but there is nothing that the board can do legally

CAROLINA SEASONS PROPERTY OWNERS ASSOCIATION, INC.

Board Members Meeting

Thursday, January 15, 2025 – 7:00 p.m.

(APPROVED MINUTES last edited 02/12/2026)

**MOTION** to adjourn by Rick **Seconded** by Mike **VOTE:** Unanimous **IN FAVOR.** Motion was **APPROVED.** Meeting adjourned at 8:08 P.M. EST.