

ANNUAL MEETING

Saturday, January 7, 2023 – 10 a.m.

**(APPROVED MINUTES)**

**BOARD MEMBERS IN ATTENDANCE:** President Billy Overton, Vice President Charles Fulghum, Rick Jarboe, Meagan Jenkins, George Henao, Cory Coe

**COMMUNITY MEMBERS IN ATTENDANCE:** Property owners from the following lot numbers were in attendance per the sign-in sheets and includes Sabrina Altizer (Secretary): D07, X19, J28/B06/B07, H14, V10, A18, J16, A11, B03, T06, H32, J14, X7, C06, Y002, A3/A4/C7, A17, H27, H27, A1/C2/C3, V11, H29, D08, J14. The original sign-in sheets will be filed with the approved minutes.

**ANNUAL MEETING:** Billy Overton called the meeting to order at 10:13 am

**1) Welcome and Pledge of Allegiance:**

**2) Approval of Minutes of Previous Meeting (January 8, 2022):**

* **MOTION** to approve the minutes as corrected by Denny Summers, **SECONDED** by Rick. **VOTE**: Unanimous **IN** **FAVOR**. Motion was **APPROVED**.

**3) Treasurer’s Report (Meagan O’Neal Absent, Presented by Sabrina Altizer):**

* The 2022 year-end revenue is $72,388.
* Adams Homes paid a total of $2,587 in builders dues for the lots they have cleared and began developing over the year.
* Pro-rated membership dues were collected for 6 new properties this year that were completed and sold by Adams.
* This brings our total membership to 280 properties.
* 78% of property owners took advantage of the 20% discount on dues last year.
* The current properties unpaid are less than 4% of the membership.
* Building rentals $1,100.
* Interest on the $103,620 in reserves totaled $254.
* 2022 year-end expenses totaled $68,560 (included all expected expenses for support allowances, utilities, pool expenses and general operation).
* Association Projects for the year included clearing underbrush on the small pond property, purchasing the four acres that our front entrance signs reside on, revamping the front entrance island with grass, hauled in dirt and planted grass to improve footing around the basketball court. These funds also purchased the current driveway that allows access to our community center and houses our utilities, along with an additional section that will allow for amenities expansion in future years.

\*If anyone would like to see the monthly financials please reach out to Meagan and she would be happy to present them to you.

**4) Old Business**

* A tabled motion from 2022 about annexation.
  1. Billy asked if Jesse Porter received a legal clarification on what does the 2/3 vote to annex the new properties entails. Jesse did not.
  2. Billy referenced Declaration of Covenants, Article 6, Section 4, it takes a 2/3 vote of the association to annex any property that would like to be annexed into the community.

* Billy asked George Williams if he has made a committee to look over the By-Laws.
  1. George referenced the “2001 By-Laws” that he believes are the corrected By-Laws to operate by.
  2. Those By-Laws were not filed with the state, there’s no record of them being properly adopted and there are no proxies for the votes of those not in attendance. Hence, they are not valid.
  3. Deb Key made a recommendation to form a committee to discuss items of the by-laws from 2001 and determine if modifications can be made to the current by-laws.
* Deb Key brought recommendations for changing the front entrance light.

**5) New Business:**

* 1. Carol Deacon- Is there anything that can be done about the hunters. Their dogs are running around the neighborhood especially on Spring Flowers.
     1. Dakota Kurtz did research on this matter. The dogs are protected by the state and can be on your land because they are controlled but the hunters are not allowed on your property, even if they are trying to get the dog.
  2. Patrick Smith- A dog in the back of the neighborhood was attacking other animals and killing them.
     1. Meagan Jenkins called animal control. They will not do anything about the dog because the woman took control of her animal.
     2. Meagan also talked to the sheriff. If the dog is on your property and trying to attack you or your animals, you have the right to kill the dog.
  3. Mr. Mackenzie- Wanted to talk about the flag at the front of the community having a vulgar message on it.
     1. The board will investigate.
  4. Patrick Smith- asked about seeing if there is anything that can be done to fix the water quality of the large pond.
     1. Patrick offered to test the water quality.
     2. Billy asked that if Patrick does the testing if he would let the board know what the results are.
  5. James Altizer- saw a bobcat crossing Ponderosa Trail. He just wanted to notify our residents.
  6. Deb Key- The land that is not being built on being charged some sort of dues? If not is there a way to charge the owners of the land a nominal fee?
     1. Crestview was not paying for dues when they owned the land and Adams Homes purchased all those lots.
     2. The board will investigate.
  7. Lauren Sax- Asked if the board meetings will be open to the community?
     1. The board is willing to try anything, such as a townhall meeting or possibly opening the meetings to the community
     2. The board meeting is for the board. It will not be productive to have a meeting if people are arguing.

* 1. Lauren Sax- What will happen to the land that was purchased with HOA funds and what will it be used for and how will it benefit the community?
     1. The front entrance is more of a buffer so no one else tries to use that land for something else. It will also be planted with flowers.
     2. The small pond land was not purchased. CSPOA already owned it
     3. The community center land is for more parking and to house the utilities for the community center.

1. Nominations from the floor:
2. George Williams
3. Patrick Smith
4. Jesse Porter

B) Candidates on the Ballot from Nominating Committee- (George Henao, chairman):

Sabrina Altizer

Steve Corbin

Ashley Nisonger

John Zak

C) Announced the nominating committee for 2023:

Rick Jarboe

Charles Fulghum

Jason O’Neal

Billy Overton

John Zak

George Williams

\*Rick Jarboe as the Chairman

-**The President closed the nominations.**

**~~6) Annual Overview of Standing Committees:~~**

~~A) Architectural Control Committee:~~

~~B) Budget Committee:~~

~~C) Facilities Committee:~~

~~D) Events Committee~~

**6.1) Concerns/Questions from the floor:**

**7) Results of Election (George Henao):**

-Sabrina Altizer 47 votes

-Steve Corbin 49 votes

-Ashley Nisomger 2 votes

-John Zak 45 votes

-George Williams 15 votes

-Patrick Smith 15 votes

-Jesse Porter 14 votes

**8) Adjournment: MOTION** to adjourn from Terry Brown **SECONDED** by Denny Summers. **VOTE:** Unanimous **IN** **FAVOR**. Motion was **APPROVED.** Meeting adjourned at 12:26pm.

Attachment in official record:

Sign-in Sheets

Prepared by:

Sabrina Altizer

CSPOA Secretary