



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

ANNUAL MEETING  
Saturday, January 6, 2024 – 10 a.m.  
**(APPROVED MINUTES)**

**BOARD MEMBERS IN ATTENDANCE:** President Billy Overton, Vice President Charles Fulghum, Rick Jarboe, Meagan Jenkins, John Zak, Jason O’Neal, Sabrina Altizer

**COMMUNITY MEMBERS IN ATTENDANCE:** Property owners from the following lot numbers were in attendance per the sign-in sheets and includes Sabrina Altizer (Secretary): X19, D7, F08, A18, A16, X59, Y83, A3/4, C7, A17, H14, Y001, H2/3, Y085, H30, B3, Y002, H27, X54  
. The original sign-in sheets will be filed with the approved minutes.

**ANNUAL MEETING:** Billy Overton called the meeting to order at 10:00 am

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

**2) Approval of Minutes of Previous Meeting (January 7, 2023):**

- **MOTION** to approve the minutes as corrected by Charles Fulghum **SECONDED** by Jesse Porter. **VOTE:** Unanimous **IN FAVOR**. Motion was **APPROVED**.

**3) Treasurer’s Report (Meagan O’Neal):**

- This will be Meagan O’Neal’s last meeting and Sabrina Altizer will be taking over the position.
- 1% of properties are multiple years behind.
- 2023 year-end revenue is \$84,548.60
- 2023 year-end expenses \$81,026.54
- 2023 net income \$3,522.06
- Current liabilities are community center rental deposits that we are holding onto till it’s time to return.
- 2024 Budgeted Income \$73,180.00
- 2024 Budgeted Expenses \$69,750.00
- 2024 Budgeted Net Income \$3,430.00
- Cash in the bank \$46,665
- CDs are \$105,905
- Invoices were sent out.
  - If you use PayPal there is a \$10 convenience fee
  - You can drop payments off at the Dropbox at the community center or mail them to 851 Ponderosa Trail.

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

**4) Old Business**

- No Old Business

**5) New Business:**

A) Nominations from the floor:

No nominations from the floor

B) Candidates on the Ballot from Nominating Committee- (Rick Jarboe, chairman):

Rick Jarboe

Meagan Jenkins

Mike Taylor

Grant Altizer (write in)

C) Announced the Nominating Committee Chair for 2024:

John Zak

**-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:**

A. **Jesse Porter**- The website is not updated. Can we make it more updated.

Sabrina Altizer- I'm sorry I have been working on it. It will be updated before the end of the meeting. I will also update everything that is missing or out of date.

B. **Terry Brown**- If the annual meeting is listed on the website as a draft why can't the monthly meeting minutes be listed as a draft till, they are approved?

Billy Overton- the board will take it into consideration.

C. **Jesse Porter**- Does the board have to kick a member off "by law" if they have missed 3 meetings?

**Mr. Powel**-If you're on the board then you need to be active on the board.

**Rick Jarboe**-Bylaws Article 7 Section 1.D the board of directors have the power to replace a member if they have not been to 3 consecutive meetings. It does not say that they must be removed.

**Jason O'Neal**- take this year for an example we have only 3 people running for the board out of the almost 300 houses we have in this community.

D. **Terry Brown**- we need to communicate with the members better. Most people are not on Facebook.

**Sabrina Altizer**- we are looking into a bulk emailing and SMS service that we will be able to communicate better with the members.

**Billy Overton**- at the last neighborhood forum we had 4 people show up and we asked how we can communicate better with the members.

**Jason O’Neal**- this community used to have a mailer flyer but in 2017 that was stopped because the members didn’t want it.

E. **Mrs. Powell**- I live at the corner of Spring Flowers and people drive too fast in the road. Is there something that we can do to help slow them down such as speedbumps.

**Charles Fulghum**- I have called and talked to multiple people and there is nothing that can be done.

**Meagan O’Neal**-We did have a board member that would go to all the county commissioners’ meetings to state our problems, but nothing was ever done.

**7) Results of Election (Billy Overton):**

- Rick Jarboe	Vote 40
- Meagan Jenkins	Vote 39
- Mike Taylor	Vote 39
- James Altizer	Vote 1

**8) Adjournment:** MOTION to adjourn from Terry Brown **SECONDED** by Charles Fulghum. **VOTE:** Unanimous **IN FAVOR.** Motion was **APPROVED.** Meeting adjourned at 11:00am.

Attachment in official record:

Sign-in Sheets

Prepared by:

Sabrina Altizer  
CSPOA Secretary