



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

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- 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. Powell-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.

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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