



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

ANNUAL MEETING
Saturday, January 8, 2022 – 9:30 a.m.
(APPROVED MINUTES)

BOARD MEMBERS IN ATTENDANCE: President Billy Overton, Vice President Jason O’Neal, Charles Fulghum, Rick Jarboe, Lee Underwood, Ashley Hall, Penny Christman, Cory Coe (Virtually Present)

BOARD MEMBERS ABSENT: George Henao

COMMUNITY MEMBERS IN ATTENDANCE: Property owners from the following lot numbers were in attendance per the sign-in sheets and includes Sabrina Altizer (Secretary): F08, D07, X19, T07, A16, A17, A01/C02/C03, A03/C07, D08, J16, C06, B13, A11, V10, X20, Y85, X52. The original sign-in sheets will be filed with the approved minutes.

ANNUAL MEETING: Billy Overton called the meeting to order at 9:30 am

1) Welcome and Pledge of Allegiance:

2) Approval of Minutes of Previous Meeting (January 9, 2021): Rick made a **MOTION** to accept the minutes with changes and seconded by Charles. A request to finish reading was permitted. After all were finished reviewing, a vote was called. **VOTE:** all in favor, none opposed. The motion was **APPROVED**.

*Patrick Smith arrived at 9:40. Billy informed Patrick that he was not allowed to attend the meeting because he is serving suspension for 60 days. Jesse Porter objected to Billy for asking Patrick to leave. BILLY (Pres.): if Patrick understands that he will not be able to participate in the meeting? PATRICK: “yes sir”. JESSE PORTER: he is here, he is a homeowner. BILLY (Pres.): Patrick is suspended from the facilities. JESSE: can you clarify why he is suspended? MEAGAN O’NEAL (tresasure): Patrick sent an email stating that he certified mailed his dues to the building and that he has tracking saying that they were delivered. That the additional charges for being late he will not pay. I replied to Patrick’s email with screen shots that I have not received his dues and that they are now overdue. They left a slip for the certified letter in the mailbox. I went the following day to pick up the letter. I immediately applied that to his account on July 10th. I sent Patrick a email telling him that he owed interest on the overdue amount because the amount he sent did not include the late charges. JESSE: what is the amount that Patrick owes. RICK (C.S.B.M): the amount is a moot point because he owed interest. JESSE: I have the floor and what is the amount? MEAGAN (tres.): at that point he owed \$0.61. Patrick’s reply to the amount he owed in his email was that he refuses to pay the interest of his overdue dues and any further chances to collect contact my lawyer. PATRICK: Meagan what is the date that I sent the dues in? MEAGAN (tres.): it was on June 30th after mail had already run that day. Everything that we have sent out said that I needed to receive the check by June 30th not have it postmarked by June 30th. If he would of reached out to let me know that he put it in the mail I would of not charged him. I am doing my job and I do not like to be told I’m doing something wrong when I know that I am not. I’m following the rules. JESSE:, when did you send Patrick a letter? RICK (C.S.B.M.): I’m sorry but why is it your responsibility, when Mr. Smith is sitting right here, and he can ask for himself. JESSE: I’m asking the question. MEAGAN (tres.): (to Patrick) customer accounts are confidential, are you okay with me sharing all this? PATRICK: go ahead. I told her to talk to my attorney. RICK

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(C.S.B.M.): did you provide your attorney information? MEAGAN (tres.): he did not pay the invoice by February 28th, so he owed \$300. In April he paid \$240 (trying to take the discount when that ended on February 28th). So, he owed \$60. JESSE: we don't need all that information. MEAGAN (tres.): no we are going to go over everything. JESSE: ok. MEAGAN (tres.): so he owes interest on anything he owes after February 28th. I applied interest to 52 other accounts. 8 other people received the same letter he did (that they are suspended until they have paid in full). It is the same across the board we are not playing favoritism. JESSE: what is the status of his account now. MEAGAN (tres.): he is paid in full but, he is suspended for 60 days. JESSE: when did he pay in full? JASON O'NEAL (V.P.): it was after he received the suspension letter. MEAGAN (tes.): it was received December 20th. JESSE: so it was received before December 31, 2021. MEAGAN (tres.): yes. JESSE: so then he is not suspended. MEAGAN (tres.): he is for 60 days. He had 12 months to pay it. JESSE: there is options for him to pay monthly. He was paid up. MEAGAN (tres.): the board can choose the due date. The board picked February 28th. JESSE: you are arguing the point for \$0.61. LINDSAY KURTZ: sir let me ask you a question if you owe the electric company \$0.61 does that electric get shut off? GEORGE WILLIAMS: no. LINDSAY: yes it does. It does not matter. You want to treat this community as a business then it's a business and \$0.61 is \$0.61. Being rude about \$0.61 does not mean that you can wait to the last minute and do whatever you want to. JESSE: he is obligated, just like you are to pay your dues. LINDSAY: I do and that's why I'm here. BILLY (Pres.): Jesse Article 2, Property Rights. The right of the Association to suspend the voting rights. The right to use the recreational facilities by any owner for any period in which any assessment against his lot remains unpaid and for a period not to exceed 60 days for any infraction of these published rules and regulations. JESSE: not to exceed 60 days, however he has cleared that account. BILLY (PRES.): he is entitled to a hearing, but he has not asked for one. So, his suspension is for 60 days. JESSE: how can he ask for one when the board is absent from the community. DAKOTA KURTZ: pick up the phone. JASON (V.P.): the same email that he threatened to have it sent to his lawyer, he could have asked for it then. MEAGAN (tres.): my email has not changed. Anyone can contact me at any time. I am always available to help. I go to every meeting because I am required to go because I am the treasurer. I bring up any concerns to the board. No one has reached out to me about this. No one has reached out to social media with concerns about this. No one has reached out to the Secretary with concerns about this. JESSE: the biggest thing Meagan is that nobody else of the membership knows what's going on with this board. LINDSAY: your going down a rabbit hole, sir. We are here for the yearly meeting. RICK (C.S.B.M.): sure they do, all they have to do is read the minutes. JOSH: can we please make a motion to move on from this and go with the meeting sir. You're wasting a lot of our time. I would appreciate it. BILLY (Pres.): Patrick I would apricate it if you would step out. PATRICK: okay. (Patrick Smith leaves the building.) BILLY (Pres.): Thank you sir.

3) Treasurer's Report (Meagan O'Neal): The treasurer gave a fiscal year end overview. Current assets are \$39,711 in the checking account and \$103,367 in CDs. The CDs brought in \$736.93 in interest in 2021. The total year revenue was \$75,788 and expenses were \$93,331. The net income for 2021 is a loss of \$17,542. The financial net income for the year is a loss of \$17,542. What was budgeted for we were \$2,272 above the hole. The \$20,484 was the playground behind the building. The association projects line is from the land clearing and building of the basketball court.

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

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4) Old Business:

- JESSE PORTER: what about Old Business. BILLY (Pres.): I will entertain the old business you would like to bring up to the board. JESSE: it has to do with the tabled motion of annexation of the non-member lots/houses being built in the community. BILLY (Pres.) reads what was written in the minutes from the previous year. (Jesse Porter brought up the acceptance of the annexation of the adjacent properties. He stated the Association cannot annex properties into the membership. It can accept annexation of property from an owner, such as Mr. Overton and the golf course or Mr. Underwood and his property.) BILLY (Pres.): that is not true. RICK (C.S.B.M.): sure we can with 75% of the community is voting. BILLY (Pres.): a person can ask to be annexed. A person cannot be forced to be annexed. JESSE: I agree. The point is that if you look at page 8 the association can accept. BILLY (Pres.): why are we going to annex the properties when no one has asked for it. JESSE: the motion was tabled because of time and I would like to bring it off the table. BILLY (Pres.): it's a non-starter because no one has asked to be annexed. JESSE: its not the point. The point is, there was a motion that was tabled. BILLY (Pres.): if you would like to burn up some time please go-ahead Jesse. (Jesse proceeds to read a paper he has given to Billy, and the secretary) JESS: at the 2021 annual meeting, there was a discussion about annexation of non-members property and how an owner of such property could become a member of the CSPOA. Only members of our Association are allowed the use of our facilities and amenities. At this time, I bring the motion off the table. The association has no authority to annex one's property. However, the membership can accept a request from a non-member owner to be annexed. RICK (C.S.B.M.): what are you basing that statement off of? I'm reading the covenants, Article 6, Section 4, Annexation. Additional residential property maybe annexed to the property owners with the consent of 2/3 of the class of members as follows by the decelerate. Do you have 2/3 of the vote? That would be approximately 180 households. JESSE: I will continue. That will be determined in this building at this time. The association has no authority to annex, but they can accept the request from the non-member to be annexed. Do you agree with that? BILLY (Pres.): there has been no such request, so its moot. JESSE: at this time there may have not been. BILLY (Pres.): when it comes up, I think it would be reasonable to look into it. JESSE: I motion for the CSPOA agree to accept applications from owners who request annexation into the association subject to the following conditions: 1. The application must agree to execute an amended deed to their property declaring it subject to the Declaration of Covenants, conditions and restrictions of the phase and section, of their closest CSPOA neighbor, citing book and page as is registered in the Harnett County Registry. 2. The request and ensuing documents shall be subject to legal review by our corporate attorneys prior to acceptance. They would have to amend their deed to add the covenants and restrictions. The vote is to accept the request of being considered for annexation. Jesse **Motioned**, Rick seconds it. Charles asked for clarification. JESSE: we are voting on accepting the applications if they accept to live under the same conditions that we live under. If they buy a lot in the first section, then they will need to abide by that section's covenants. If they request it. CHARLES (C.S.B.M.): can the developer ask to annex their new builds before they sell them? JESSE: yes if the community approves it. A vote was called. **Vote**: all in favor, none opposed. (Billy does not want to approve the motion without more clarification of what is the 2/3 vote. Billy asks that we table this issue until we can get more clarification.) JESSE: when will we be able to bring this off the table? BILLY (Pres.): Jesse why do you take over this issue and get a legal clarification. JESSE: how many properties have asked for them to be added to CSPOA to use the amenities? BILLY (Pres.): none. This motion was **Tabled** for more clarification on the 2/3 vote.

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-DEB KEY: why we are not voting on the Budget. Billy asked Meagan to help clarify. MEAGAN (tres.): CSPOA attorney says the NC Planned Community Act requires that planned communities hold a budget ratification meeting, however, this law is not retroactive and only applies to planned communities that were established after January 1, 1999. Therefore, you follow what the associations governing documents say for holding budget meetings. CSPOA governing documents do not set forth a budget ratification meeting process, meaning the determination of the budget is for the directors to make and approve. BILLY (Pres.): that is from the Law Firm of the Carolinas. MEAGAN (tres.): they handle planned communities. JESSE: where is that law firm located. MEAGAN (tres.): Greensboro. JESSE: will we have that in the minutes? MEAGAN (tres.): it was covered in previous minutes or are you talking about these minutes? JESSE: no apart of this communication, this is part of the communication. BILLY (Pres.): it will absolutely be in the minutes. JESSE: I don't disagree with anything you say there.

-DEB KEY: can we make the pool handicap accessible. Can it be put on the list for possible projects in the coming year. ASHLEY HALL (C.S.B.M.): that is something the new board can look into. There might be something as easy as making the gate bigger for wheelchairs to enter, but we would need to see what other rules we would have to follow. It might affect the bathrooms, and other things around the community. I'm not making any promises on anything, but we can definitely look into it.

-JESSE PORTER: who is the Secretary? BILLY (Pres.): Sabrina Altizer. JESSE: as of when? SABRINA (sec.): as of January 1, 2022. JESSE: are you recording this. SABRINA (sec.): yes. JESSE: who is recording it? BILLY (Pres.): I am. JESSE: that's the responsibility of the secretary. SABRINA (sec.): I put it in front of Billy because its in the middle of the room. BILLY (Pres.): it is in the center so it catches the whole room. It is being recorded and as soon as the meeting is over, I will cut it off and hand it back over to Sabrina. JESSE: and she will be able to transcribe this? BILLY (Pres.): absolutely. JESE: there should be no reason for the minutes to be transcribed. MEAGAN (tres.): that's how it was done last year. Were there any issues with it last year? JESSE: no you did a very good job of it. MEAGAN (tres.): so it will be done the same way. JESSE: we have not had evidence that they are being transcribed from every board meeting, for the residents that can't go to the board meetings. We don't know what is going on at the board meetings. RICK (C.S.B.M.): I believe your lawyer received all that information when you tried to sue us. You and Patrick Smith were up there taking pictures of the secret ballots, it was all there. BILLY (Pres.): again the Board of Directors are not required to open meetings for members. The board is well in its right to hold meetings wherever they may so choose whether out of necessity or convenience. Your clients perceived appearance of meetings not being proper is misplaced and ungrounded. That's from Hutchenes Law Firm out of Fayetteville. If you would like we can go to the bylaws, we can go to the State Law.

-GEORGE WILLIAMS: what bylaws are we going by? BILLY (Pres.): right now we are going by the 1991 bylaws because we have not been able to find the evidence that the 2001 bylaws change was properly conducted. There again it comes from the Law Firm. If you can prove it, we would need to see the evidence of it, because there are no records of it. GEORGE: there was a vote, and it was done in accordance to the bylaws. BILLY (Pres.): we have not been able to find any votes that were passed. Jesse, this man was the president. GEORGE: I had copies of it. RICK (C.S.B.M.): and we are supposed to take your word? JEDSSE: where would those votes be? GEORGE: in that cabinet in there (pointing to the office). BILLY (Pres.): but they are not in there. GEORGE: well that's not my fault. BILLY (Pres.): I'm not trying to place fault. I'm trying to find out what makes it so.

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GEORGE: so if we are going by the 1991 bylaws. BILLY (Pres.): I'm not saying that the 1991 bylaws don't need an upgrade. GEORGE: that's what we did in 2001. BILLY (Pres.): we need to verify that was properly conducted. RICK (C.S.B.M.): it was also done in conflict with the Articles of Incorporation. GEORGE: if your going with the 1991 rules, the annual meeting, the first annual meeting of the members should be held within 1 year of date of incorporation, and each subsequential regular annual meeting of the members shall be held on the same day of the same month of each year at the hour of 7:30pm. BILLY (C.S.B.M): absolutely and under Article 7, the failure to hold annual or regular meeting at a time stated in or fixed in accordance with the corporate bylaws does not affect validity any corporate action.

-LINDSAY KURTZ: there was a question asked about if this meeting was being recorded and written down. When were those voted into action was that meeting being recorded and written by a secretary? Where is those recordings and meeting notes? JESSE: your referring to back in 1991, I mean 2001. LINDSAY: no you said in 2001. Recorders were available in 2001. I'm just asking. JESSE: there was no mandating for it to be recorded at that time. That's why it was mandated in the last year. PENNY CHRISTMAN (C.S.B.M): no no. RICK (C.S.B.M.): it was not mandated in the last year. BILLY (Pres.): no they were recorded in the 1990's. RICK (C.S.B.M.): we were recording it, but it wasn't mandated. JESSE: well its mandated now. RICK (C.S.B.M.): how and where? Cite your source. CHARLES (C.S.B.M.): it was 2 years ago Terry Brown voted it in. RICK (C.S.B.M.): I wasn't here then. I will apologize for that.

-TERRY BROWN: I would like to ask that people set their personal feelings aside. Whether you like somebody or you don't like somebody. Let's just move on. BILLY (Pres.): appreciate your comment. That's what I have been trying to do.

-GEORGE WILLIAMS: we haven't decided which bylaws we are going by yet, Mr. President. BILLY (Pres.): we need to find the documentation. GEORGE: well we need to find documentation from this. There is no corporate seal on it, just like "ours" doesn't. Look no corporate seal. And it also says that these bylaws may be amended at a regular meeting or special meeting of the members by voted of a majority quorum of members present in person or by proxy. BILLY (Pres.): I'm aware of that. GEORGE: ok. Are we going to go by the voted on and approved? JASON (V.P.): but they conflict. It goes Articles, Covenants then the Bylaws. The bylaws stated that it has to be a member of this association. The articles state it does not. That is one conflict. JESSE: if there is problems like that then we need to bring them up and deal with them. RICK (C.S.B.M.): but they haven't been brought up in 20 years. GEORGE: which one are you talking about. JASON (V.P.): it says it shall be a member of this association. GEORGE: what does? JASON (V.P.): the 2001. RICK 9C.S.B.M.): in order to be a board member, you must be a member of this association. GEORGE: it clearly states the majority of this community. 94 people voted on it. RICK (C.S.B.M.): the articles of Incorporation clearly says you do not, and they take precedence. JESSE: Rick appreciate what you're saying here, and I'm not disagreeing with you. The problem is the past secretary of the corporation is required to make these changes in the documents that are required. In this particular case the difference between the original 1991 and 2001. The secretary is required to make the changes at the Secretary of State, but that hasn't been done. JASON (V.P.): so can we come to a common ground for today that at least 6 past presidents over the span of Carolina Seasons are here and we have all made mistakes. JESSE: yes. JASON (V.P.): if we own it or not, we have all made mistakes. So, we can move on and try to figure this out. JESSE: the question that the bylaws should have been dealt with and compiled. Part of the question is we need to have that take place. And perhaps the answer to that is to have a

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documents committee to get together and work this issue. TERRY: when we went into that office, and Jason witnessed this, there was nothing in that office. There were no votes, no bylaws. It was removed and destroyed by someone. I do agree with Jason that we need to move on and figure out what we are going to do about this. You are going to pound this to death we can be here all day. GEORGE: for 16 years that's how its been done. RICK (C.S.B.M.): it has been done wrong for 16 years. Terry you said a signature was signed right-handed by a left-handed person. Did you not say that? TERRY: yes. RICK (C.S.B.M.): thank you very much. ANN FULGHUM: let's stop worrying about the past and worry about the present. It has gone on for an hour and we haven't gone anywhere. JESSE: we have gone halfway through it. ANN: its old news. I think we need to be worrying about new news. That's the reason people don't come to these meetings. MEAGAN (tres.): why don't you ask to start that committee and we can start that in 2022. GEORGE: I expect to.

-LEE UNDERWOOD (C.S.B.M.): Jesse, and George. I very seldom speak out. Why are we going back and forth over petty stuff when we are supposed to come together as a community? Right? I can honestly say. I haven't attended every meeting but everything that has gone on in the meeting has been in the minutes over the past year. This is why I don't understand the bickering. I am going to say your side, your group whatever, is bitching. The pool equipment has been updated, saltwater system put in, playgrounds, basketball court, lawncare has been reduced, flagpole. The dues have helped everyone in the community. These ladies have put on more events this year for the community. So why are we bickering over petty stuff? GEORGE: that's why I'm wondering, why we aren't going by my bylaws. RICK (C.S.B.M.): that's what you just said "my" bylaws. "My bylaws". GEORGE: yes sir, I was the president of the board. RICK (C.S.B.M.): absolutely they are not your bylaws. They are supposed to be the community's bylaws.

-DEB KEY: first off you ladies did a wonderful job with the events this year. Something you brought up Lee, your side and their side the bickering and the constant problems. 90% of that comes from the secrecy and perceived secrecy of this board. Let me finish. I have the floor so all of you hush. The perceived secrecy of this board whether it is in the minutes or not we don't know. People in the community don't know because they are not allowed to be there. In the past the community was allowed at the board meetings, and the first 30 minutes were for the community to express their concerns. Several people might have the same concerns. So, this asking one on one via a email to a specific board member is really not productive. Its really a sense of community for people to come together and say hey I have the same question. The light at the front entrance bothers me every night on my way home. I asked about it, I tried to be respectful about it. I asked about it, I still don't really understand the answer but ok. But maybe someone else has that. SABRINA (sec.): that was addressed. Charles and Billy went out and met the company to fix it. DEB: I just don't get the answer that was given. SABRINA (sec.): I want you to know that it was asked, and I took it to get it addressed. I did my job. I did what I was supposed to do. DEB: so the reason there was the bickering and bitching as you call it, back and forth is because there is distrust. I would hope that for all to come together and say look, you're here to support the community and what's best for the community. The community wants input to what the board does. They don't feel like they have the ability to give that input. LEE (C.S.B.M.): and look at how much the community showed up today. PENNY (C.S.B.M.): there is no sign posted. LEE (C.S.B.M.): it was addressed to everyone, Penny. DEB: excuse me again, I'm still talking, I still have the floor. Your question to why people are not here. When I went to post at the Facebook page the question. That was the first time I have seen anything. It was posted after I posted my question. There is no sign out front. There was one little thing in a Facebook post yesterday. So, there wasn't a lot of reminders. People need to be reminded. People have busy

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lives, and they need to be reminded. That comes down to the distrust. Was it intentional that the board didn't remind people of this? Probably not. But that's how it's perceived. It's the perception of this board not wanting to have the community involved. That's what made the community to distrust, instead of trying to work together. I really hope that we can put it behind us this year and work together. If the board can be more accepting from the community. RICK (C.S.B.M.): if I can address one thing real quick. We have been trying to get to the vote for the last hour. This bickering back and forth is why we are holding the meetings as a board. Because we are trying to get things done. We have been here for an hour and we haven't made it to the vote yet because everybody has been bickering back and forth. DEB: but you have participated in it. RICK (C.S.B.M.): yes, I did. I'm guilty. I will admit it. One last thing about the secrecy. The board was asked to present it to the community. It was never denied. The first time everything was laid out on the table for them. DEB: they shouldn't have to ask for it. It should be part of the meetings. RICK (C.S.B.M.): it is part of the meetings.

-GEORGE WILLIAMS: I would like to make a motion. I move to amend Article 6 of the bylaws to add section 4. All meetings of the board of directors shall be open to the attendance of the members of this association. These meetings must be held at a venue accessible by all members. JESSE: I second it. BILLY (Pres.): I'm going to have to look for clarification because I don't think the bylaws can override the Articles or the State Law. JESSE: the State Law is not effective. BILLY (C.S.B.M.): I expect they are. JESSE: we are not. BILLY (Pres.): I believe they are. RICK (C.S.B.M.): NC 55A. We are subject to that. We are a nonprofit. JESSE: and this membership of this association has bylaws. RICK (C.S.B.M.): that do not override State Law. JASON (V.P.): they are still at the bottom. So, you have the bylaws, covenants, the articles of incorporation, and then on top of that the NC General Statute 55A. JESSE: we are not subject to that. JASON (V.P.): yes sir we are. RICK (C.S.B.M.): we are not subject to 47C. You are correct but we are subject to 55A. Which covers nonprofits. JASON (V.P.): they are the 55A North Carolina Nonprofit Incorporation Act. GEORGE: and what does that say? JASON (V.P.): there is a whole ton of it. It says we can have a meeting wherever the board of directors choose and have them closed. GEORGE: it says that you can have them open too. JASON (V.P.): it can be, but it does not have to be. JESSE: motion is on the floor. GEORGE: and seconded. RICK(C.S.B.M.): and we are in discussion. JESSE: it sounded like you just had the discussion. BILLY (Pres.): bylaws can't override the State Laws or Articles of Incorporation. I'm sorry that's it. LINDSAY: if this doesn't show you why the meeting shouldn't be open, I don't know what will. It's been an hour and we haven't gotten anywhere. BILLY (Pres.): there will be no such of vote to try and override the State Law. I will not entertain a vote on that. GEORGE: you can't do that. RICK (C.S.B.M.): you can table it for next year. JESSE: nope its on the floor. RICK (C.S.B.M.): and it can be tabled. JESSE: the motion is on the floor and seconded. GEORGE: the motion was brought to the table and was seconded. It has to be voted on. BILLY (Pres.): you're not going to make me understand it. We are not going to vote to override a State Law. JASON (V.P.): just to throw this out there. General Statute 55A-7-02, only those matters that are within the purpose or purposes described in the meeting notice required may be acted upon at a special meeting of members. JESSE: you are attempting to insert the authority of the members of this community. RICK (C.S.B.M.): he just quoted State Law to you Jesse. JESSE: no no. If that's an issue take it up later. The current issue there is a motion on the floor, and it was seconded. To provide for the association membership to attend meetings period. BILLY (Pres.): and to attend every meeting for the members. But the board of directors meeting is for the board of directors. Period. Therefore, it is up to the board of directors to either open the meeting or close a meeting at their discretion. That is backed up by State Law. We can move on or we can stay here until 12 o'clock till the meeting is over. GEORGE: I have been on board of directors for 55 years. RICK (C.S.B.M.): your experience does not override the law. He has read the law to you. DEB: can we

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just have the vote. GEORGE: the call was for question. BILLY (Pres.): I will not be apart. JESSE: the membership. BILLY (Pres.): the membership cannot override State Law. I don't know how much clearer that can be. JESSE: the point is that the membership is pointing this out. After it's voted on. Its either voted to or its voted not to. Okay. If you got a question about it after the fact, then you take it to the attorney. BILLY (Pres.): no sir. JESSE: absolutely. And at this point in time the president is failing to act. BILLY (Pres.): I'm acting in the only proper way to act. JESSE: no your not. BILLY (Pres.): it's absolutely asinine to vote on something that will not hold up. JESSE: that's not for you to say. BILLY (Pres.): no its up to the State of North Carolina which governs our association. You're not only asking to amend bylaws and it's not even on the agenda, to be brought up before the members for a vote it has to be on the agenda. GEORGE: it should be. I don't even see the agenda or know what's on the agenda. BILLY (Pres.): the agenda is made by the board, the president and was voted on unanimously approved along with the budget. So. I was out of order to entertain any new or old business to start with. JESSE: no that's incorrect. BILLY (Pres.): its not on the agenda Mr. Porter. JESEE: there is new business and old business on the agenda. CHARLES: where? JESSE: someone does not know what they are doing. DEB: can we vote or move on. GEORGE: lets vote. We are asking for a vote. RICK (C.S.B.M.): lets move on. Just table it and we are done with it. JESSE: you can't table it. RICK (C.S.B.M.): why not. JESSE: because there was a call for question. That is a call for the vote if you don't know the Parliamentary Procedures. RICK (C.S.B.M.): are you going to go by Roberts Rules or not. You keep saying go by Roberts Rules. By Roberts Rules he can table it. JESSE: the entire country goes by Parliamentary Procedures. RICK (C.S.B.M.): lets table in and move on. PENNY (C.S.B.M.): yes. GEORGE: to table it, it takes a motion. RICK (C.S.B.M.): no it doesn't. JESSE: yes it does. RICK (C.S.B.M.): I have read Roberts Rules no it doesn't. BILLY (Pres.): our agenda calls for us to be here today to elect members of the bard of directors. And I would truly like to move on. JESSE: you have an issue before the board. At this point of time. JOSH: sir are you going to sit here and argue this for the next 45 minutes? BILLY (Pres.): the meeting is over at 12 o'clock. JESSE: why? JASCON (V.P.): because we have to prep it for a building rental. That was done before the meeting was set. It was done way back in April. BILLY (Pres.): because the agenda January the 8th, 9:30am to 12. JESSE: well if you go ahead and ask for the vote on this last issue we can move on. We haven't heard from anyone else here. LINDSAY: we are here for the election. BILLY (Pres.): it looks like the majority of the people here want to vote on the election of the directors. JESSE: so the people here don't want to come to the meetings, or do you want to? LINDSAY: can we talk about it in number 5 where it says questions and concerns. JESSE: I will do that. That's what this is. LINDSAY: you want to go by the agenda and that's where your questions and concerns are in number 5. GEORGE: membership, and concerns from the floor. CHARLES: that's number 5.

5) New Business:

- BILLY (Pres.): has everyone turned in their ballots? MEAGAN (tres.): if it has the stamp from me, you can drop it in the box. (As Billy was asking for nominations from the floor Penny Christman came to Meagan with 12 ballots that she did not get checked in when she checked herself in. That made the voting delayed while Meagan had to check every one of her ballots to make sure they were the people they say they are, the lot number match, and that they are in good standing with their yearly dues.)

A) Nominations from the floor: Jesse Porter nominated Patrick Smith.

B) Election of the Board Members (Charles Fulghum, chairman):

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Charles Fulghum
Jason O’Neal
Billy Overton
George Williams
Jesse Porter
Matthew Smith

C) Announced the nominating committee for 2022:

Rick Jarboe
Charles Fulghum
Sabrina Altizer
George Henao
Penny Christman
Jason O’Neal
Billy Overton

*George Henao as the Chairman

-**Motion:** to close nominations from Terry Brown **Seconded** by Jesse Porter. **Vote:** unanimous in **Favor**. Motion was **Approved**. Meagan O’Neal (treasurer), Penny Christman (board member), and lot numbers X19 and D08, chosen at random, left the room to count the vote.

~~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:

-BILLY (Pres.) asked for the association to take a minute to remember all the members that have been here before and passed on or moved out. A little time for reflection. We had several members this year that have passed and they were active members on the board and the community. Its just a time for remembrance. I do appreciate the work that they have put in. This was suggested by Penny Christman.

-GEORGE CHRISTMAN: I have a question about the light at the front entrance. GEORGE WILLIAMS: it was moved a little bit but its still about is bad as it was. BILLY (Pres.): we can absolutely get them back out and try to adjust it. That’s not an issue. GEORGE CHRISTMAS: is there a process to put it on the ground like it should be? BILLY (Pres.): there’s no power in the center island. Its 24 volts. Its not 110. So, we would have to go to the expense to bore under the road, and that may or may not be feasible. JESSE: what happened to the line for the lights in the center? BILLY (Pres.): that was torn out and dug out at the same time the irrigation was taken out and redone. For whatever reason we don’t need to rehash. There is no power. Ann has fussed about having power on the other side for 3 or 4 years now. We haven’t come up with a way to add power. GEORGE WILLIAMS: all it has to do is illuminate the bottom. RICK (C.S.B.M.): I was up there when they moved it. He said that he can come back out and move it if need be. But I think what is going to have to happen is that they are

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going to have to lower it down. So, its cantiled a little up. Then its not shining at you because we have already tried moving it left. CHARLES (C.S.B.M.) I also asked about to lowering the lumen. He said that was the lowest lumen they have. He said that if it wasn't up to our satisfaction that they can come back out and see what they can do. If I'm still here I will contact them and see what they can do. JESSE: there seems to me at one point in time that EMC had a security light in the center behind the where the flagpole is now. CHARLES (C.S.B.M.): I don't know about that. JESSE: I guess the point is if we need power there won't EMC come do it or not. CHARLES (C.S.B.M.): they could have put a light on the pole, but we had no electricity at the time. So we couldn't put the light on the pole because we had no way of connecting it. JESSE: that's what I'm saying. RICK (C.S.B.M.): correct me if I'm wrong because you have lived here longer than I have. On the old sign we had it illuminated. I thought it had ground lights shining up at it. But those were the low voltage. JESSE: no, no. That's not what I'm talking about. I don't remember the irrigation being taken out or redone. BILLY (Pres.): yes sir. \$12,000 worth of irrigation. KATHY OVERTON: how much did all that cost? BILLY (Pres.): we haven't been able to track all that down. Somewhere north of \$50,000. DEB: is solar an option? BILLY (Pres.): it may be. RICK (C.S.B.M.): with solar on the ground it has a tendency to grow legs and walk away. JESSE: I would of thought DOT would have jumped on it because the light is blinding. BILLY (Pres.): but when the new board is assembled, I'm sure that they will take in consideration that it needs to be adjusted, and or changed. And find out an absolute cost of boring under the road to provide 110 power which would eliminate that light entirely. JESSE: do you recall of a security light in the middle? BILLY (Pres.): I do remember one on each side of the road, but I do not remember one in the middle. That was all disregarded when they changed the sign out front.

There was a recess while the ballots were being counted. There were multiple conversations going on at once.

-DAKOTA KURTZ: What's the backstory of somebody doing a lawsuit and being able to take pictures of secret ballots? What was the outcome of it? BILLY (Pres.): I don't know if there was any particular outcome one way or the other. The result was we now have a secret ballot. There will be no tracing of who voted. There will be a file with a record of who voted but not who they voted for. MEAGAN (tres.): these votes that we counted have no identifying information on it. JESSE: but they do have the vote? MEAGAN (tres.): they have who they voted for. It was check in at the meeting today or if they mailed it, I have already received it. You can't tell that your neighbor voted for somebody you didn't like. JESSE: its immaterial who voted for who. The material is what the votes were. MEAGAN (tres.): right, and we have the tally sheets. JESSE: and that's what should be on record.

-KATHY OVERTON: since Dakota brought up the lawsuit. How was it resolved? What happened with all the accusations? BILLY (Pres.): there was no resolution to it. There were accusations made that were answered and no response. DAKOTA: what was the prior contact to the board about any of the accusations? BILLY (Pres.): contact to the board prior? DAKOTA: was there anyone that requested information, was there any complaints brought to the board prior. BILLY (Pres.): none of them. DAKOTA: so we wasted a bunch of CSPOA funds. BILLY (Pres.): a lot of time and a lot of money. DAKOTA: because cowards were scared to pick up the phone and ask the questions. PENNY (C.S.B.M.): in defense of people, everyone is entitled to their own opinion. So, don't be calling names when people aren't here that's not fair. DAKOTA: I don't know who is on the lawsuit. PENNY (C.S.B.M.): It's in defense of people that are not here. I wouldn't want to be called a

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coward. DAKOTA: I got the facts when the board did. No one wants to confront a person they want to do backstabbing. Come in and take pictures of secret ballots. Just like Pat Smith wants to post address and lawsuit information all over a Facebook page on social media. PENNY (C.S.B.M.): I'm not familiar with that but that's besides the point. DAKOTA: I guarantee it was you that gave it to him or someone else that was a part of the lawsuit. PENNY (C.S.B.M.): no don't you go accusing me of something I didn't do. JESSE: what lawsuit are you referring to? DAKOTA: the threats of a lawsuit. PENNY (C.S.B.M.): don't go threatening me. I have been accused of a lot of things, but I don't go. If you have something to say, say it.

-LINDSAY KURTZ: I'm not a part of this board anymore I'm not secretary but I was this past year. I have a lot of stuff to say. I can come to your face and say it. I have said it all year. I have done the emails. If you come to me I respond to you. But I have been met with nothing but discord and disgusting behavior. I was called a turd on a paper plate after giving my time freely with Sabrina to run events. Then the events were talked about like they were garbage. Second to that my daughter had seizures this year, my family had covid this year, and I was pregnant and went into labor this year. Instead of coming to me and asking. Somebody went to a Facebook page and made a comment about me not printing something off for them, not making a call to them, not answering questions, not releasing meeting minutes, and instead of asking me, they made assumptions that were gross. You are adults, you are older than me, I am 32 years old. Have more gall to come to your face and talk to you, to respond to you, to give you an answer, and that nicety was not given to me this year, which is why I have stepped down. This board may have paid me but I didn't need the payment. I was willing to do this for free. I ran my time in the events for free. And not once was there a thank you from certain people who called me a turd on a paper plate. Who threatened UCMJ action against me as a military member, against my husband. All of this was done behind my back and not to my face. So, let's talk about coming to my face. Ma'am (talking to Penny) you had something happen to you earlier this year. And this board was nothing but accommodating to you. You have not been to more than 2 board meetings in a row, and per that you should not be on the board. But not one of these individuals said anything about taking you off the board. PENNY (C.S.B.M.): I had a brother that died. LINDSAY: exactly. Yes, ma'am but we did nothing but be nice to you. PENNY (C.S.B.M.): my daughter went into labor. GEORGE WILLIAMS: well 2 years ago I didn't scream like this in front of the board. SABRINA (sec.): I am having a hard time understanding people, so I appreciate her being loud enough because there is a lot of background noise. GEORGE: being loud enough is one thing and shouting is another. PENNY (C.S.B.M.): wait a minute. LINDSAY: because I'm tired of people saying that there is something going on when there is not. If you want to go into the new year and you want to start new. Go to peoples faces. I gave you the nicety to come to me first. Nobody gave me the nicety to give me an email and ask me or have a conversation, they went to Facebook. PENNY (C.S.B.M.): you had your say now let me have my say. On February 11 we were coming here for a meeting. Mr. Jarboe came over to attack me. RICK (C.S.B.M.): nope. No ma'am you jumped into a conversation I was having with Mr. Porter and Mr. Williams. You jumped into my conversation with them, thank you very much. PENNY (C.S.B.M.): you know what gets me with this board that I'm on. LINDSAY: then get off. PENNY (C.S.B.M.): no. LINDSAY: what have you done this year? PENNY (C.S.B.M.): I'm not going to give you the satisfaction of leaving. LINDSAY: what have you done this year? PENNY (C.S.B.M.): everything that was asked of me, contact the county, I did. Who was instrumental with the curbing? You know I worked with the county with the curbing. The flagpole, I have wanted that flagpole since when Carol Davis was president. We finally got that. So, don't say I didn't do anything. LINDSAY: 3 things in 365 days. 3 things. You have done nothing but come to Sabrina or myself to tell us how to do things. When we ask you for your help you disappear. When we ask you for garage sale help you disappear.

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I'm not going to sit here and do this back and forth with you. PENNY (C.S.B.M.): because I get treated like an outsider. LINDSAY: I wanted to say this to the entire board to let it be known that's why I'm not the secretary. PENNY (C.S.B.M.): I'm glad about your decision. If your happy. Maybe you can go on with your life and we can go on with our lives. LINDSAY: great I wish you would go on with your life because every time you threaten to get off the board people tell you not to, or they come to you and tell you not to get off. You have done it several times. I have been threatened by stuff the entire year and I want it known, because I don't have to be nice about it anymore. PENNY (C.S.B.M.): I have 1 more year. JESSE: you are talking about stuff that the rest of us have no knowledge of it because we are not allowed at the meetings. DEB: yes. SABRINA (sec.): it's on your daughters Facebook page. LINDSAY: (to Deb Key) your husband called me a turd on a paper plate. BILLY (Pres.): it does sound like these are concerns of the membership. DEB: can we go back to the agenda. BILLY (Pres.): we will let them have their concerns. PENNY (C.S.B.M.): Billy if you want me off the board then you can bring it up before the association and do what you have to do. DEB: excuse me, can we go back to what we are here for.

-DEB KEY: on the front entrance there was some discussion about purchasing the land on each side of the road. RICK (C.S.B.M.): out of respect that was tabled because Van Gross owns it and he just passed. We wanted his wife to get over that before we approach them. DEB: thank you. JESSE: there seems to me there is a reference to Van. He hasn't physically or turned it over to the association. He can't otherwise do anything with it. It would probably be in his best interest to go ahead and donate it to the association. RICK (C.S.B.M.): and that may be a possibility, but we don't want to approach her just yet. We are giving her time to get over her grieving before we address her with it.

-DEB KEY: I did want to say the events were good and they had a lot of different ones.

DEB KEY: projects for 2022. Is the pond being cleared for people to go fishing in the pond on the list? If not, can it be considered, because I had several people contact me about being able to fish in the pond, because that is one of our amenities. RICK (C.S.B.M.): as of right now it is not one of the projects being considered. It can be. But with that being said, people can fish in the pond I have. I have caught many fish out of that pond. There are places to fish. It's not completely cleared, not wide-open grass, but there are spots to fish. DEB: I don't fish but I was asking. RICK (C.S.B.M.): there are places on CSPOA property to fish from.

- DEB KEY: I was asked to bring it up. The reason that previous boards only shared minutes once they were approved was probably because the community was allowed into the meeting and they knew what happened and they didn't have to wait 2 or 3 months to be able to see those minutes. RICK (C.S.B.M.): as for approved minutes goes, the minutes are not the minutes until they are approved. We are putting out speculation if we are putting minutes out before they are approved.

-DEB KEY: my last minutes question. The last minutes on the website are from October 15th. Is that the last meeting that you guys had this year? RICK (C.S.B.M.): no ma'am. She addressed it. She had personal family issues. My apologies for them not being out and we just had a change of secretary that will be taken care of very shortly.

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-RICK (C.S.B.M.): as of future projects. One of the ones we are looking at, nothing is set in stone yet, but one of the considerations is that we would like to put a picnic area to the right of the basketball court. Put a little pavilion, put a little concrete pad, one of the those commercial grills in place. So when your coming up to the pool, the family can go down there and have a picnic. Everything will be commercial grade. Will it cost a little bit, yes, but it will be commercial grade. I am 58 years old it will outlast me. We are going to spend your money wisely. DEB: I appreciate that.

7) Results of Election (Penny Christman):

61-Charles Fulghum

57-Jason O'Neal

55-Billy Overton

30-George Williams

28-Jesse Porter

0-Matthew Smith

4-Patrick Smith (write in)

8) Adjournment: MOTION to adjourn from Terry Brown **SECONDED** by Rick Jarboe. **VOTE:** unanimous in **FAVOR**. Motion was **APPROVED**. Meeting adjourned at 11:36am.

Attachment in official record:

Sign-in Sheets

Prepared by:

Sabrina Altizer

CSPOA Secretary