

Carriage Hills Owners Association
Annual Meeting Minutes
October 23, 2022 at 4:00 p.m.

Welcome and Introduction

Brantley Player, President, welcomed the neighbors gathered at the outdoor area next to 5833 Carriage Hills Drive. He introduced the other board members present: Alena Satric, Fred Russell, and Maria Johnson. A quorum was attained.

Financial Report

A copy of the financial report was distributed to all of the members in attendance. The report included income/expense reports for the years 2019, 2020, 2021, YTD 2022, and the projection for 2023. The expected reduction of the rebate amount for annual dues from \$30 to \$20 was highlighted when discussing the report. The owners were notified that the assessed dues amount of \$80 should remain the same, but reducing the rebate amount will mean that owners will be paying \$60 if they pay before the due date instead of \$50 that they have paid in the past few years. The owners were informed that this change is due to the increase in costs for funding the HOA.

New Business

Several members brought up concerns about the common area and the trees that were recently removed by the power company. Brantley told them that his understanding was that the trees were removed due to overhead lines from the feedback he had received from the power company. Brantley told the owners that the HOA was not notified prior to the tree removal at the common area. Another owner raised concerns about cable utilities and the problem with our neighborhood only having access to Xfinity and AT&T and not being able to access WOW. There was also a question about our neighborhood yard sale and the owner wanted to know if we would consider hosting a fall yard sale in addition to our spring yard sale. It was decided to post a poll on our HOA Facebook page for owners to give input about adding a yard sale in the fall. There were also owners that expressed safety concerns about the portion of Carriage Hills Drive that should be maintained by the school system. The grass is not being mowed in that area and students must walk on the street to get to and from the middle school. Fred Russell informed the owners that he had spoken to the previous superintendent of schools and that administration had agreed to install a sidewalk in that location, but the current administration is not planning to install a sidewalk. There was a motion for the HOA to reach out to the school system about the safety concerns for students and the need for a sidewalk to be installed. That motion was seconded.

Election of Officers

Fred Russell was nominated and elected as President to replace Brantley Player who is resigning due to relocating outside of the neighborhood. Rebecca Evans and Philip Green will also be stepping off of the HOA board. Alena Satric will remain as Treasurer, and Maria Johnson will remain as Secretary. The following people were nominated and elected as Members at Large: Connie Peterson, Stacie Pankow, and Pabette Schulze.

Adjournment