

**Carriage Hills Owners Association
Annual Meeting Minutes
November 12, 2023 at 3:00 p.m.**

Welcome and Introduction

Fred Russell, President, welcomed the owners gathered at the outdoor common area at 5758 Carriage Hills Drive. He introduced the other board members present: Alena Satric, Maria Johnson, Stacie Pankow, Connie Peterson, and Pabette Schultze. A quorum was attained.

Financial Report

A copy of the financial report was distributed to all of the members in attendance. Alena Satric, Treasurer, explained the report that included income/expense reports for years 2019, 2020, 2021, 2022, YTD 2023, and the projection for 2024. The owners were notified that the assessed dues amount of \$80 will remain the same for 2024, and the rebate amount of \$20 will remain the same. So the owners will be paying \$60 if they pay before the due date for 2024.

Old Business

Fred Russell gave an update on several items that were discussed at the 2022 annual meeting. He mentioned that the entrances to the neighborhood were decorated for the holiday season at a minimal cost, and the sidewalk by Stallings Island Middle School was installed and it is helping to funnel students out of the street. He also said that the overgrowth of weeds behind Stallings Island Middle School had been cut after getting in contact with the correct people at the school board. He stated that he had been in contact with county commissioner Connie Melear about the condition of Blackstone Camp Road and was told the road is scheduled to be paved in 2025.

New Business

A petition to Columbia County for a speed hump on Surrey Lane was presented by owner Adam Pankow, and Surrey Lane owners were asked to come up and sign the petition at the end of the meeting. Then the following action items were presented, voted on, and passed. The financial budget for 2024 was approved as presented and the annual dues amount will remain the same with no increase in the HOA assessment amount. There was a motion to request a sidewalk at or around Blackstone Camp Road and possibly a bike path to access other paths and trails from our area. An effort had been made in previous years by homeowners to request a path. The motion was passed to proceed to approach the county with the request. There was a motion to support the petition for the speed hump on Surrey Lane and the board decided to send out a communication to owners and that item passed. Finally, there was a motion to request an additional streetlight near the intersection of Surrey Lane and Carriage Hills Drive close to the middle school and that motion passed.

Elections and Formation of Committees

The existing board members and officers were re-elected as presented. There was a motion to create 3 Committees to assist the HOA Board: Infrastructure Committee, Governance Committee, and Social Committee. That motion passed. Volunteers were asked to sign up for those committees after the meeting.

Adjournment