

Carriage Hills Owners Association
Annual Meeting Minutes
October 20, 2024 at 3:00 p.m.

Welcome and Introduction

Fred Russell, President, welcomed the neighbors gathered at the outdoor area at the common area by the white fence at 5758 Carriage Hills Drive. He introduced the other board members present: Alena Satric, Maria Johnson, Stacie Pankow, Connie Peterson, and Pabette Schulze. 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 2020, 2021, 2022, 2023, YTD 2024 and the projection for 2025. The owners were notified that the assessed dues amount of \$80 would remain the same, and the rebate amount would remain at \$20 with the amount of annual dues paid by the deadline set at \$60. So there will be no change in the dues structure from the previous year.

New Business

Amendments to Bylaws

Fred Russell notified the owners that the board was seeking approval to amend a few of the bylaws to bring those guidelines up to date. He announced that the actual proposed amendments would be written up and submitted for approval at a later date. The board would like to possibly enable owners to vote by Internet, pay bills electronically with president and treasurer approval, and potentially allow for owners to opt out of receiving HOA letters by USPS and receive them by electronic means instead. The board also agreed to provide quarterly financial reports to the owners who have provided their emails to the HOA. The owners voted to allow the HOA to proceed with proposing the amendments to the bylaws.

Other Business

Fred Russell said that he had been contacted by an owner that lives by the creek on Surrey Lane about the issue of the creek being so wide when it was once only a drainage ditch. The creek is causing erosion issues to some of the properties beside it. Fred said the county was contacted and the county said that property owners need to contact Stormwater Management to address the issue.

There was discussion about vehicles being parked on the street in our neighborhood, and it was decided to post a Facebook notice about the issue. The board also asked that owners notify the board when new neighbors move in. The board discussed the possibility of sending welcome packets or something similar to the new neighbors.

Election of Officers

Fred Russell presented the officers for election for the new year as: Fred Russell - President, Alena Satric - Treasurer, Stacie Pankow - Secretary. Connie Peterson and Maria Johnson will remain on the board as members at large. Those board members were elected. There were no new volunteers to join the board. Pabette Schulz will be leaving the board.

Introduction of Owners in Attendance

Those in attendance took the time to introduce themselves at the end of the meeting.

Adjournment