

Smithwick Crossing Homeowners Association
Annual Homeowner's Meeting
February 26, 2018

Presiding: Charlie Gudermuth –President; Karl Johnson – Treasurer; and Amy Upchurch – Secretary
Attending: Homeowner sign in sheet attached to official meeting minutes held by Secretary

Call to Order at 7:03 pm—Charlie Gudermuth

The Rules of the meeting were read to ensure a smooth discussion.

Treasurer's Report

The treasurer reviewed our current financial situation. The HOA is maintaining a healthy bank account. There are a good portion of dues that have already been paid. We have a few coming in still. There are only a few who still owe for previous years and the Board has been working diligently to collect these dues.

The budget actuals from the previous year have transferred over and we pulled out the pool resurfacing this year. There were no problems with the pool last year. We may need to change out the cells, but we made a good investment by switching to salt water about two years ago. The maintenance on a salt water pool is much less. We may look into doing some new landscaping and the parking lot will need to be resurfaced in the next couple of years. The irrigation system also is in need of repair. The landscaping by the entrance signs needs to be refreshed. There are also pine trees growing over the curb near the pool cul de sac. We will seek an estimate to address these issues.

The HOA taxes are complete and have been mailed to the IRS.

The HOA has saved money over the past several years. Still several improvements will be needed over the next couple of years due to the age of the neighborhood. We will continue to work to keep expenses to a minimum to maintain some of the lowest HOA dues in the area.

2018 Budget

The Treasurer presented an overview of the budget for 2018. The biggest expense each year is the pool. The budget was approved as stated. Copies of the budget are available by request.

Election

An election was held for the Secretary position. No residents were nominated prior to the meeting. No nominations from the floor were received. Only Smithwick residents were able to cast a ballot. One ballot per household was accepted. Dues must have been paid in order to cast a ballot.

Amy Upchurch was reelected Secretary and will serve a two-year term ending in 2020.

Architectural Control/Complaints Enforcement Committee

Homeowners are encouraged to call Cherokee County regarding the street conditions. There are many areas in the neighborhood in need of repair. This is completed after residents call the county. One resident asked about the street lights needing to be replaced. Residents are encouraged to call the number listed on the pole. There is a pole number on the side of the pole. Provide that number when you call and the water company will come out to repair the street light.

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New Business

There was a discussion of the homes located at 634 and 643 Forest Pine Drive. Both have received several complaints and are not in compliance with some of our covenants. The HOA Board is attempting to work with the homeowners to come into compliance.

All homeowners who notice a covenant violation are encouraged to contact the Covenant Enforcement Committee through the Secretary. A good rule is, see something, say something. We are all volunteers and cannot monitor all of the homes on a regular basis. We are trying to make sure to notify homeowners when a violation is noted, however we rely on our residents to help us by reporting violations. All reports can be anonymous by leaving a voicemail or sending us an email.

The pool will open May 1. All homeowners who are current on their dues will receive a pool key via USPS prior to the pool opening.

Meeting adjourned 7:38 pm