

ANNUAL MEETING MINUTES

September 24, 2023 - 3:00 PM

Statesville Elks Lodge

1251 Radio Rd.

Statesville, NC 28625

****Number of Attendees: 38 (24 lots represented)***

****Quorum requirement met with 24 lots represented & 7 verified proxies***

- Meeting called to Order by Curtis Wheat at 3:14 PM
- Elks Lodge Appreciation for Meeting Facilities – Randall Gardner
- Introduce Board Officers and Members
 - President – Curtis Wheat
 - Vice President – Karen Williams
 - Treasurer – Bill Kelly
 - Secretary – Kristi Kivett
 - Director At Large – Richie Cuomo
- Introduction of Board Candidates and Voting – Curtis Wheat
 - Two Year Term:
 - Bill Catlin
 - Gayle Orme
 - One Year Term:
 - Rich Cuomo
- BOD Objectives & Activities – Curtis Wheat
 - Enforcing governing documents fairly and consistently
 - Capital Expenses
 - Repaving of roads
 - Stop signs
 - Speed bumps
 - Storage Lot
 - BOD will be removing any items that are not identifiable
 - Be considerate and maximize space for others
- Committee Reports – Posted to Website

- Call for more volunteers for committee's – Curtis Wheat
- Grounds Committee – Sue DuBose
- Maintenance / Community Watch – Nick Kivett
 - New pond fountains – being installed in the next month
 - Front gate app
 - HOA will provide 1 per household for the first year
 - If a member wants more than one per household, they must pay for the app and notify Nick Kivett.
 - Members must send ***one*** email per household to sign up
 - Sign up will be on website next week
 - Vendor codes given out and being abused
- Architectural Review – Ken Williams
- Social Committee –Karen Williams
 - Update on upcoming events
- Nominating Committee – Bill Kelly
 - 2024 Nominating Committee: Bill Kelly (Chair), Bill Schumacher, Bill Catlin
- Review Expenses for 2023 and Reserve Balance – Bill Kelly
 - 2023 on track to be under budget
 - Account Balances:
 - \$59,000 checking
 - \$21,000 Road Bond Reserves
 - \$285,000 Capital Reserves
 - \$15,000 - \$20,000 from short term rental fees per year
 - Violation fines collected go to Capital Reserves
 - 2024 dues will stay at the same amount
- Review and Vote on Ratification of 2024 Budget (see attached) – Bill Kelly
 - Motion made to ratify 2024 budget by: Dan Dubose
 - Motion seconded to ratify 2024 budget by: Ruthann Carnathan
 - Budget Ratification for 2024 approved Unanimously
- Announce Election Results – Curtis Wheat
 - 2 Year Term: Gayle Orme
 - 1 Year Term: Rich Cuomo

- New Business – Curtis Wheat
- Open Discussion – Curtis Wheat
 - Security gate instructions in Spanish- is that possible?
 - Question about the access points to the inland lakes – can they be marked?
 - Any investigation of stocking the lakes?
 - Can board meetings be posted on website?
 - List of preferred vendors on website?
- Motion made to adjourn: Rich Cuomo
- Motion to adjourn seconded: Bill Kelly
- Unanimously approved
- Adjourn at: 4:46 PM

Respectfully submitted 10/4/2023 – Kristi Kivett - Secretary