

Sugar Creek I/IV Annual Homeowners Meeting Minutes - 2024

Location	Sugar Creek Clubhouse	
Date	February 25, 2024	
Time	2:00PM	
1.	CALL TO ORDER	Meeting called to order by HOA President Keys Whitmire at 2:27 PM.
	Membership Present	Approximately <u>136</u> members at clubhouse; <u>15</u> proxies assigned to Presiding Officer. Plus <u>28</u> additional proxy votes
	Introductions of Board Members	Board members present at meeting made introductions Keys Whitmire (P), Blake DuBose (S), Erin Milner (T), Geoff Rhyne, Joyce Weiner, Daniel Smith, Steven Ovsak
2.	MINUTES FROM 2023 ANNUAL MEETING	Minutes from past annual meetings are available online at the SC1&4 HOA Facebook page, or available upon request.
3.	FINANCIAL SUMMARY	Keys Whitmire (President) and Erin Milner (Treasurer) provided a report and overview of 2023 financial performance and proposed 2024 budget. Finances were provided with annual mailing and are available for member review upon request. Questions and discussion from the homeowners led to an alteration of the Annual dues as described below.
4.	READING OF COMMUNICATIONS	None
5.	COMMITTEE REPORTS	Detailed committee reports provided and available in the annual mailer. Reviewed by corresponding board members. Quorum of meeting decided to bypass committee reports and rely on reading them in the annual letter. Moved and passed by consent of the homeowners.
6.	UNFINISHED BUSINESS	
	Ballot Items	
	<i>Ballot Measure</i>	<i>Discussion and Results</i>
	Approval of 2024 Budget and Annual Dues of \$1000 due May 1, 2024. \$50 penalty and interest at 1-1 /2% per month if not received by May 11, 2023.	A great deal of discussion and questions about the need for the dues increase to \$1000. Many homeowners indicated that they would rather have lower annual dues and pay for an assessment to help fund the pool repairs/renovations. A motion was made and approved to change the ballot measure to read: <i>-Approval of 2024 Budget and Annual Dues of \$700 due May 1, 2024. \$50 penalty and interest at 1-1 /2% per month if not received by May 11, 2023 - with the understanding that an assessment will be forthcoming - this motion was passed 109 for, 67 against, 2 abstain</i>

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	<p>Approval of 2024 Capital Budget – Repair / Maintenance Projects as defined in annual mailer with adjustments of: the removal of \$10,000 for the walking path and reducing the Capital reserve fund allocation down to \$53,298 and removing the 18% Capital Repairs line item</p>	<p>Due to the reduction in the annual dues amount, Treasurer Erin Milner indicated that there would be necessary changes to the Capital budget plan as stated in the mailer - specifically, the reduction of the Capital reserve fund allocation from \$150,000 down to \$53,298 to reflect the reduction of available funds from dues decrease, and the removal of the 18% Capital repairs line item. Additionally, a homeowner moved and passed the removal of the \$10,000 allocation for the walking path until a time when a more concret plan can be established. The amended ballot item read: <i>Approval of 2024 Capital Budget – Repair / Maintenance Projects as defined in annual mailer with adjustments of: the removal of \$10,000 for the walking path and reducing the Capital reserve fund allocation down to \$53,298 and removing the 18% Capital Repairs line item</i></p> <p>At this time, a great number of homeowners had left the meeting after the vote regarding the annual dues. Quorum for a vote is 22 and there were more than 22 homeowners left in the room, as well as the 15 proxy votes held by the P.O. - so it was decided that exact vote counts would only be taken if voting appeared to be close.</p> <p>This amended ballot item passed unanimously with 2 abstentions at a number higher than needed for quorum.</p>
	<p>Election of board members (Group A) Joyce Weiner Keys Whitmire Erin Milner Steven Ovsak</p>	<p>Passed unanimously at a number higher than needed for quorum</p>
	<p>Election of board members (Group B) Tom Redouty Joshua Rivera Sarah Beth Wood Michael Martin Deanne Hammond</p>	<p>Michael Martin was added to the list by P.O. who discussed his willingness to serve on the board again.</p> <p>Deanne Hammond added herself to the list at the meeting</p> <p>Passed unanimously at a number higher than needed for quorum</p>
7.	NEW BUSINESS	Erin Milner proposed a quarterly email newsletter - requested submission of email address to list or emailed to treasurer
8.	ADJOURNMENT	Meeting adjourned at 4:43

