

# Sugar Creek I/IV Annual Homeowners Meeting Minutes - 2025

<b>Location</b>	Sugar Creek Clubhouse	
<b>Date</b>	February 23, 2025	
<b>Time</b>	2:00PM	
<b>1.</b>	<b>CALL TO ORDER</b>	Meeting called to order by HOA President Keys Whitmire at 2:14 PM.
	Membership Present	Approximately 128 members at clubhouse; 32 non-voting members attended via Microsoft Teams, 25 proxies assigned to Presiding Officer plus 55 additional proxy votes to homeowners.
	Introductions of Board Members	Board members present at meeting made introductions Keys Whitmire (P), Michael Martin (VP), DeAnn Hammond (S), Erin Milner (T), Steven Ovsak (A), Heather Scott (Tennis), Joshua Rivera (C) , Sarah Beth Wood (Security), Tom Redouty (Pool)
	Motions to Amend Agenda	<ul style="list-style-type: none"> <li>● Motion to split 5.1 and 5.2 into two separate motions (seconded/approved to amend agenda)</li> <li>● Motion to replace the word “Bylaws” to “Financial Policy”, and word “projects over \$1,000” to “special assessment over \$1,000 per household” in 5.2 (approved to amend agenda)</li> <li>● Motion to suspend any further discussion of item #4 (opposed to amend agenda)</li> <li>● New motion to limit presiding officer to only 5 votes (approved to add to agenda)</li> <li>● Motion to suspend the pool project by several months to clarify the details surrounding the project (agreed to discuss when pool project comes up in meeting)</li> <li>● Motion to add to 5.2 - instead of having “3 written bids” to “3 qualified written bids” (approved to amend agenda)</li> <li>● Motion to move 4, 5.1 and 5.2 before 2- Capital Budget discussion (approved to amend agenda)</li> </ul>
<b>2.</b>	<b>MINUTES FROM 2024 ANNUAL MEETING</b>	Minutes from past annual meetings are available online at the SC1&4 HOA website or available upon request.
<b>3.</b>	<b>FINANCIAL SUMMARY</b>	Summary provided by Treasurer.
<b>4.</b>	<b>READING OF COMMUNICATIONS</b>	None
<b>5.</b>	<b>COMMITTEE REPORTS</b>	Detailed committee reports provided and available in the annual mailer. Reviewed by corresponding board members during discussions.
<b>6.</b>	<b>UNFINISHED BUSINESS</b>	None
<b>7.</b>	<b>BALLOT ITEMS</b>	
	<b><i>Ballot Measure</i></b>	<b><i>Discussion and Results</i></b>

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	<p>Approval of 2025 Operating Budget and Annual Dues of \$780 due May 1, 2024. \$50 penalty and interest at 1-1/2% per month if not received by May 11, 2025.</p>	<p>Treasurer reported nothing has changed since last year other than vendors have raised their prices. She discussed an increase of 6% in maintenance contracts that we anticipate coming this year. There is no social budget this year except for fireworks, which was lowered for this new budget year. There was a motion not to remove the social budget and increase the dues to \$790 annual (\$10 more per house). This increase will go towards the Social Budget and 18% Mandatory Capital Funding. Moved and passed by consent of the homeowners.</p> <p>The President updated homeowners on the status of the outstanding lawsuit - the HOA attorney hopes to settle this Tuesday. It would only cost the HOA the deductible. Any money collected would go back into the capital reserve.</p> <p>A member asked how much we are spending on lifeguards and the Treasurer informed him that insurance would not cover us if we do not have lifeguards due to the size of the neighborhood and pool.</p> <p>There was discussion as to the difference between last year's dues amount and this year's proposed amount. The Treasurer informed the homeowners that our insurance went up significantly.</p> <p>There was a lot of discussion around proxy votes and how they work. This was addressed by the Vice President.</p>

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	<p>Approval of 2024 Capital Budget – Repair / Maintenance Projects as defined in annual mailer.</p>	<p>Discussion was opened regarding the capital budget. The Vice President reviewed the capital budget information from the mailer. He clarified that if the pool project extension passes, then the line items for the 2025 capital budget would be pushed out to 2026. The Treasurer clarified that money does not come out of our dues, but out of capital reserve. There was a lot of discussion regarding the tennis courts and the resurfacing needs. The Tennis Chair addressed the questions that were presented regarding the current status of the courts and what needs to be done. The Tennis Chair clarified that the courts will not be updated until the pool project is complete. The question was presented if bathrooms were budgeted for tennis courts. The Vice President explained that the bathrooms are on the Capital Reserve budget, but it has not been determined if this will need to take place yet. A homeowner asked if the HOA could take a loan to help homeowners who are having a hardship. The Vice President said it would be possible, but it would need to be proposed and discussed at a future meeting. A motion to proceed to vote on the capital budget was proposed and seconded.</p>
	<p>Approval of Rules and Regulation Changes as defined in annual mailer.</p>	<p>The Tennis Chair discussed the changes outlined in the annual mailer. It was then opened for discussion. Questions were asked about bathroom access on the pool deck and in the clubhouse. It was clarified that due to liability reasons, the pool deck bathrooms were not an option. Players are currently using the Clubhouse bathrooms. The Tennis Chair then clarified the USTA bathroom regulations. She further explained her efforts towards accessing grants to help subsidize court repairs/renovations. Motion was moved to close discussion.</p> <p>The Vice President explained the additional wording to the Rules and Regulations to include the financial policy.</p>

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	<p>Amendment to the Prior Motion Regarding the Pool Project Special Assessment as proposed by members outlined in the annual mailer.</p>	<p>The Vice President opened the floor for discussion. A homeowner explained that extending the payments will only increase the costs for the entire neighborhood. There was further discussion on how the current payment plan will allow the HOA to move the project forward. There were arguments for the payment extensions and those that support the current payment plan. The question was asked if the 30 households that said they would have a hardship took extended payments, could we move forward with the project. The Treasurer confirmed we could, unless we are required to put in ADA bathrooms. There was further discussion regarding the possibilities for ADA bathrooms and how that would impact the neighborhood. The Treasurer corrected the misinformation in regards to how many companies were contacted. The HOA contacted at least 5. Three vendors looked at the project; however, only two provided bids. Another homeowner asked the question if the project would end up being higher than anticipated. The Vice President stated that there is a contingency already factored into the assessment for these types of risks. It was clarified that the current pool project does not include ADA bathroom funding. It was also clarified that funds were based on Reserve Study and any extra left over from the project would go to future expenditures. Craig Myles clarified he worked in the pool industry and the pricing presented was not unreasonable. A motion to cease all discussion regarding this item was called, seconded and passed.</p>
	<p>Amendment to the Financial Policy as proposed by members outlined in the annual mailer.</p>	<p>The floor was opened up to discuss mandating a special informational session. There was no discussion. Discussion was then opened to change that the HOA must get 3 qualified written bids for all special assessments over \$1000 per household. The question was asked what happens if we don't get a 3rd bid. The Vice President explained that we would have to reconvene to discuss and vote again. There was discussion regarding requiring a 3rd bid surrounding this project and extending the payments to 24 months. It was clarified that there would likely be another assessment required next year due to cost increase.</p>

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	Election of board members (Group A) - Tom Redouty, Joshua Rivera, Sarah Beth Wood, Mike Martin, DeAnn Hammond	Continued to 2nd term of 2 year term. No vote required.
	Election of board members (Group B) Steven Ovsak, Heather Scott, Chris Egan, Andrew Weiner, Belinda Ferguson, Chip Woodruff, Trana Pittam	Each candidate was given 90 seconds to provide a brief overview of who they are and how they would like to serve on the board. Belinda Ferguson asked that Jon Bongornio be added as a write-in for the board. Andrew Weiner and Chip Woodruff were not present.
<b>8.</b>	<b>NEW BUSINESS</b>	Discussion was opened regarding limiting proxies to the presiding officer. Homeowners discussed the importance of having proxy votes and how it affects a corporation. A motion was called to table this discussion for a future meeting. It was seconded and passed by a Quorum.
<b>9.</b>	<b>ADJOURNMENT</b>	Meeting adjourned at <u>4:16 pm</u>