

# Sugar Creek I/IV

## Annual Homeowners Meeting Minutes - 2019

<b>Location</b>	Sugar Creek Clubhouse	
<b>Date</b>	February 10, 2019	
<b>Time</b>	1:30PM	
<b>1.</b>	<b>MEETING COMMENCEMENT</b>	Meeting called to order by HOA President Michael Martin at 1:30PM.
	Membership Present	Approximately 25-30 residents.
<b>2.</b>	<b>INTRODUCTIONS</b>	Board members present at meeting made introductions (Keys Whitmire, Cindy Newton, James Wagner)
<b>3.</b>	<b>DEPUTY'S REPORT</b>	Deputy Smith provided report of 2018 crime, enforcement, and traffic results. Summary is provided as an attachment to these minutes.
<b>4.</b>	<b>FINANCIAL SUMMARY</b>	Provided a report and overview of 2018 financial performance and proposed 2019 budget. Finances were provided with annual mailing and are available for member review upon request.
<b>5.</b>	<b>BALLOT RESULTS</b>	
	<u><b>Ballot Measure</b></u>	<u><b>Results</b></u>
	Approval of 2019 Budget and Annual Assessment of \$500 due May 1, 2019. \$50 penalty and interest at 1-1/2% per month if not received by May 11, 2019.	<b>RESULT – PASSED (81-2-3)</b>
	Board Member Elections – Darren Poe, Christopher Suttell, Mike Hennessy, and Keys Whitmire  <i>Note: Current Board Members Michael Martin, Cindy Newton, James Wagner, Ed Clay, and Joyce Weiner continue for the second year of their two-year term.</i>	<b>RESULTS – ALL CANDIDATES RUNNING NAMED TO BOARD FOR 2019.</b>
<b>6.</b>	<b>Q&amp;A SESSION</b>	
	<u><b>Question / Concern Raised</b></u>	<u><b>Board Response</b></u>
	Request for status update on condemned property across from the backpath.	Home on the property is currently scheduled for demolition by the county for sometime in February. After demo is complete, costs incurred by county will be assessed on tax bill. If unpaid, lot will go to tax auction.
	Can we open pool early and/or leave it open later for the season?	The three Sugar Creek HOAs have been in rotation to have one of the pools open earlier and stay open later (last year Woody Creek remained open through September). Discussed providing better communication for this in future. One resident brought up the idea of allowing “Swim at your own risk” for the pool – noted this is done at several other area pools. To be discussed further by the board.

# Sugar Creek I/IV

## Annual Homeowners Meeting Minutes - 2019

<b>Location</b>	Sugar Creek Clubhouse	
<b>Date</b>	February 10, 2019	
<b>Time</b>	1:30PM	
	Request was made to clear brush and dead vegetation along Enoree road entrance.	Board to survey area for work to be done and obtain budgetary pricing for required landscaping. Item for further discussion after estimate has been provided.
	Concern on structure of pool affiliate fee structure and clarity of communication provided.	Discussed change in affiliate membership and fee structure – only one membership level available for 2019 (all-access). For further consideration – publish/set fee structure for several year period to give cost certainty to affiliate members and swim team participants.
	Discussion on playground and survey results.	<p>Survey Results:</p> <p>Q1. Thoughts on playground? <i>44 favorable, 19 neutral, 23 not favorable.</i></p> <p>Q2. Future project for HOA? - <i>38 yes, 27 not sure, 20 no.</i></p> <p>Additional Feedback: Liability was a top concern among respondents. Concern over lack of use, availability of other area playgrounds, and upfront capital and ongoing maintenance costs were also voiced. Others felt it would be good for the community, provide another good amenity for residents.</p> <p>Board noted that insurance carrier had quoted additional coverage for a neighborhood playground and cost was in the \$500/yr range. Board to review survey results along with other two HOA sections, and determine if there is enough interest to form committee to work on specific plans for proposal to neighborhood. Plan would include location, security plan, cost summary for equipment and maintenance, etc..</p>
	Other Feedback Received on Ballot Survey:	<p>1. Would like to see neighborhood entrances upgraded / beautified.</p> <p>2. More proactive and consistent enforcement of covenants.</p> <p>3. Consider providing pickleball lines on one of the tennis courts.</p>
<b>7.</b>	<b>ADJOURNMENT</b>	Meeting adjourned at 3:00PM



## 2018 Sugar Creek Summary

### Crimes

Burglaries	Autobreakings	Robberies	Car/Trailer/Golf Cart Thefts	Misc. Thefts
3 (0 forced)	8 (0 forced)	0	0	7

### Enforcement Activity

Arrests	Tickets/Warnings	Calls Answered	Reports Taken	Trespass Notices Issued
9	171/164	134	37	10

### Traffic Study

	% of Vehicles Going Under 35mph on Sugar Creek Rd.	% of Vehicles Going Under 35mph on Silver Creek Rd.
2014	91.5%	97.7%
2016	92.9%	98.4%
2018	95.7%	N/A

Things you can do to help protect your property:

- \* Make sure all of your doors and windows are locked on your house and do not leave garages open while unattended especially at night time. Always arm your alarm systems even if you will only be gone a few minutes.
- \* When parking outside always take your keys with you, lock your car doors, do not leave your garage remote inside your car, and do not leave valuable items inside your car, especially firearms.
- \* Keep an updated list of valuable items (firearms, TV's, laptops, gaming consoles, IPads, etc.) that includes their make, model, and serial number as this greatly increases the chances of getting these items back to you if stolen.
- \* Never put outgoing mail in your mailbox that contains sensitive information, financial documents, or checks as thieves are going through mailboxes to steal this information.
- \* Please call 911 first for emergencies as I am not on duty all of the time. If I am working they will send me the call first. If you see something suspicious and I do not answer please follow-up by calling the Sheriff's Office at 864-271-5210. Feel free to leave me a message, text or email to let me know what happened while I was off. My phone number is 864-505-3528 and my email is [sugarcreekdeputy@gmail.com](mailto:sugarcreekdeputy@gmail.com).
- \* Monthly summary reports are sent to all HOA presidents and security board members to be distributed to each section's homeowners.