

Sugar Creek I/IV

Annual Homeowners Meeting Minutes - 2022

Location	Sugar Creek Clubhouse / ZOOM Meeting	
Date	February 20, 2022	
Time	1:30PM	
1.	MEETING COMMENCEMENT	Meeting called to order by HOA President Michael Martin at 1:30PM.
	Membership Present	Approximately 10 members at clubhouse; 3 on Zoom. 10 proxies assigned to Presiding Officer.
2.	INTRODUCTIONS	Board members present at meeting made introductions (Darren Poe, Chris Suttell, Joyce Weiner, James Wagner, Chris Brooks – assistant treasurer)
3.	MINUTES FROM 2020 ANNUAL MEETING	Minutes from past annual meetings are available online at the SC1&4 HOA Facebook page, or available upon request.
4.	FINANCIAL SUMMARY	Michael Martin (President) provided a report and overview of 2021 financial performance and proposed 2022 budget. Finances were provided with annual mailing and are available for member review upon request.
5.	COMMITTEE REPORTS	Detailed committee reports provided and available in the annual mailer. Some questions on the financial reports for 2022 were received and discussed. Additional discussion held on future of annual fireworks show. Some expressed interest in joining committee to organize event for this year.
6.	BALLOT ITEMS	
	<i>Ballot Measure</i>	<i>Discussion and Results</i>
	Approval of 2022 Budget and Annual Assessment of \$550 due May 1, 2022. \$50 penalty and interest at 1-1/2% per month if not received by May 11, 2022.	1. No questions or discussion raised by members present. PASSED; (23-0-0)
	Approval of 2022 Capital Budget – Repair / Maintenance Projects as defined in annual mailer	1. No questions or discussion raised by members present. PASSED; (23-0-0)
	Adoption of Rules & Regulations Document	Reviewed and discussed each article / section and held vote by section to allow for discussion and amendments from the floor to be offered. Article 1 – passed as modified (typographical error corrected) Article 2 – passed as proposed, no discussion. Article 3 – all sections passed. Amendments offered and accepted to remove language regarding firearms, clarify pool guest policy to align with posted rules from website, clarify tennis league fees to only apply to adult leagues, modified

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		curfew for common areas to 10pm, unless otherwise authorized by HOA. PASSED; (see summary of ballot results for vote count per Article / Section)
	Election of board members (Group B)	Re-elected Joyce Weiner to 2-yr term. Other members continue for second year of their current term. A total of four board vacancies remains at time of annual meeting. PASSED; (22-0-1)
	Election of board members (Group C)	Election of Bailey Tollison to 1-yr term (finish vacated term from other board member). PASSED; (22-0-1)
7.	NEW BUSINESS	
		Clubhouse rental agreement – consider adding verbiage or information on cleaning services that renters can use in lieu of cleaning the space themselves after rentals. Suggestion was made to add photo of neighborhood deputy to the Sugar Creek webpage. Recommendation made to form committee with representation from all three SC HOAs to address lower field and engage with the county on what could be done to improve (field lies in a flood plain).
8.	ADJOURNMENT	Meeting adjourned at 3:45PM