

# Crosswinds HOA Board Meeting Minutes

June 1, 2009

5:30 PM

Present:

Board of Directors

Ron Burhans – President

Cathy Brown – Vice President

Dr. Jon Sack – Secretary/Treasurer

Brian Osborne – Director

Tom Anderson - Director

IMC present:

AJ Bucko – Property Manager

Garrett Hamilton – Minute Taker

Guest Present:

Bill Fishburne

- I. Call to Order / Roll Order
  - Meeting called to order at 5:30 pm by Mr. Burhans
  
- II. Approval of last meeting minutes from 3/20/09
  - Motion – Dr. Sack
  - Second – Mr. Osborne
  - All were in favor
  
- III. President's Report
  - No report.
  
- IV. Management Report
  - A. Cash Report – Reported by A.J. Bucko as of 6/1/09:

Operating Checking –	\$800.00
Working Capital –	\$24,316.22
Replacement Fund –	\$43,946.52
Insurance Reserve –	\$2,998.25
ARB M/M –	\$10,326.18

Replacement Fund Balance (6/1/09) -	\$43,946.52
7 transfers (June-Dec) at \$222/month -	\$1,554.00
FYE Total -	\$45,500.52

-AJ reported that the HOA received ~ \$32,000 from Terry Dale for the annexation of the 3 new lots into the plantation.

-AJ then mentioned that IMC has been completing Community Association (CAI) classes to educate the company on the latest industry standards and so that IMC will be ready when South Carolina passes the state licensing requirements for Property Management.

B. Collections Report:

-Garrett reported that a bankruptcy notice was received for 19 MOL, Hotz. Mr. Burhans made a motion not to file a proof of claim for the bankruptcy and Dr. Sack seconded that motion, it passed without opposition.

C. Site Manager's Report

1. Seeding in Areas: AJ reported that seeding has begun in areas throughout the plantation.

2. Light check complete: AJ reported that a property wide light check was complete and all necessary repairs were made to ensure all lights were working properly.

3. Pool Umbrella: AJ reported that a new pool umbrella was ordered.

4. Bush Hogging: AJ asked the Board if they would like to do the bush hogging now; since it was skipped in April because management felt it didn't need to be completed at this time. Mr. Anderson made a motion to complete the bush hogging in June and Mrs. Brown seconded the motion, it passed without opposition.

5. Walkway to Dock: AJ presented the Board with 2 quotes for the crushed shell walkway. After discussion, the Board decided to go with a tabby walkway because they felt the shell maybe be dangerous for people to walk on all the time. AJ is going to go back and get tabby walkway quotes from the original two vendors.

V. Old Business

A. Front Entrance Quotes: Mr. Fishburne is still waiting for the quotes and will present them to the Board once received.

B. Terry Dale Annexation Update: Mr. Fishburne reported that he has been completing weekly checks on the construction of the 3 new lots to ensure everything is done according to the Board specifications. Then, discussion was brought about the POA fees for the 3 lots. Dr. Sack made a motion to pro-rate the 2009 HOA fees from the date of the check for the lot fees and Mr. Osborne seconded the motion, it passed without opposition.

- C. Newsletter: Mr. Burhans made a motion not to do a newsletter and to post the minutes for the Board meeting on the website and Mrs. Brown seconded the motion, it passed without opposition.

VI. New Business

- A. 4 Mossy Oak Lane Landscaping Request: The owner of 4 MOL requested that the privacy shrubs be removed from her driveway and plant low lying azaleas. The Board did not like this idea because they wanted to keep the privacy effect going to the pool area. The Board instructed AJ to contact the owner to submit a different proposal with taller plants to be reviewed by the Board.
- B. Meeting Place Discussion: Mr. Burhans informed that Board meetings should be held in an office setting and not at someone's home in the future, sighting many possible conflicts of interest. The closed Board meetings will move back to Mr. Burhans office on Tuesday's at 5:30.

VII. Adjournment at 6:45 pm

- Motion – Mrs. Brown
- Second – Mr. Osborne
- It passed without opposition.