

MEETING MINUTES
Peach Crossing Property Owners Association
General Membership Meeting
June 30, 2008

I. Meeting Date and Time: 6/30/2008 at 7:00 PM

A. New Business:

1. The board elected officers for the year 2008.
President – Dale Brown
Treasurer – Rodney Horrell
Secretary – Easy Foster
2. A financial report was given by the Rodney Horrell
 - a. Efficiency is the goal of the Board in handling finances
 - b. This first year will be to see what the actual association expenses will be since all the bills will be taken over from the developer during this fiscal year.
 - c. All dues from 2007 and 2008 have been collected
 - d. 2007 and 2008 were good for the association with regards to income vs. expenses.
 - e. Required Federal tax forms have been submitted and filed as a Non Profit Organization
 - f. Rodney reviewed a listing of the association's assets and liabilities.
3. Dues
A lot of effort goes into collecting dues. In the future there will be less communication in the collection process. Per the Bylaws, dues are due on January 1st for the coming year. No notice is required. The board requests that you pay your dues on time. There will be one courtesy reminder and a 30 day grace period. After 30 days dues are considered late and a late charge of 12% interest can be added to the dues currently unpaid. The board asks for your communication with regards to dues payment or late payments.

The membership made a request that receipts for dues paid be emailed upon receipt of dues from members.

The board sees no need to increase dues at this time and also no need to reduce dues, unless a motion to increase or decrease dues is heard from the membership. No motion was entered and dues will remain unchanged.
4. Directory
Please keep the board updated with your current address, phone number and email. This directory will not be shared beyond the board.
5. Entrance
The entrance currently has no lights and no water. Both are tied to the Homeyer's home. The board is currently in process of separating the utilities from the Homeyer's service.

The water meter for the irrigation system is scheduled to be installed in 2 weeks.

A call for volunteers to organize a work day to provide landscape maintenance at the entrance was entered. The membership asked for a Saturday each quarter to be a work day.

6. Pond
Erosion is the primary concern at the pond. There are members that may be able to aid in getting the pond sloped smoothed out, but growing grass will be a concern to stabilize the slopes. The landscape islands also need attention.
7. Mowing of Vacant Lots
The board has a professional bid of \$150/lot for the mowing of vacant lots. A deadline was not established at this meeting. A member has notified the board that they will be willing to mow vacant lots directly for owners.
8. Drainage along Red Haven
Rodney called the county commissioner, the county commissioner promised to fix. Another member added that the county should also look at the drainage along Freestone Drive as there are areas that do not drain properly along Freestone as well.
9. Changes to Deed Restrictions and Bylaws
Right now the board can change the Bylaws with no Membership vote. The board does not intend to make any changes to the Bylaws without a membership vote.

Deed Restrictions require a vote by the membership. The board called for volunteers to draft potential changes to the Deed Restrictions and Bylaws for consideration by the board.

10. Architectural Control Committee
The board is currently serving as the Architectural Control Committee. The board called for volunteers to serve on this committee. This committee will report to the board. There were volunteers and the committee will be established.

B. Old Business

1. None

C. Next Meeting

1. Next General Membership meeting will be set at a later date

Prepared by:

Easy Foster
Secretary

