

Camden Woods Annual HOA Meeting – 05 OCT 2021  
Minutes

Attendees: Michael Gintz – President, John Corley – Vice President, Jessica McCloskey – Secretary, Shannon Brost – Community Advocate, Rad – Southeastern HOA Management Company; Homeowners of the HOA.

Location: Stoney Point Recreation Center.

1. Call to Order.
  - 1.1. Michael opened meeting at 6:45pm with no quorum established (required 71 homeowners).  
Adjourned at 6:46pm.
  - 1.2. Michael opened meeting at 6:47pm with no quorum established (required 36 homeowners).  
Adjourned at 6:48pm.
  - 1.3. Michael opened meeting at 6:49pm with quorum established (required 18 homeowners), have **31** in attendance (includes 1 valid proxies for an individual not in attendance).
2. Proof of Notice.
3. Establish Quorum. **31** in attendance (includes 1 proxy for an individual not in attendance). Quorum is established.
4. Moment of silence for Rich.
5. Introduction of Board Members.
6. Minutes from the **3 April 2019** meeting. A motion was made to approve the minutes from the previous meeting. There were NO objections; the minutes from the 3 April 2019 meeting were approved.
7. Introduction of Southeastern HOA Management Company, with brief highlights for the year 2017 – 2018.
8. At 7:05-7:18pm, six (6) additional homeowners arrived for the meeting bringing the total membership to **37** homeowners.
9. New Business.
  - Landscaping- Dismissed H&H Landscaping for breach of contract, received quotes for other landscaping companies, contracted with Maneki, LLC.
    - Community questions: who will be in charge of ensuring landscaping contract will stay within regulation. Rad will be POC for all landscaping issues.
    - Budget was explained to community. Community came to understanding that the HOA board does not handle money. That is left to the management company Southeastern.
    - Community was informed of the annual financial audit.
  - Budget- No changes to annual budget.
    - Report on the checking account balance, reserve account balance, expenses, and HOA homeowner dues.
    - Community asked that the detailed expenses are listed in the Southeastern portal. Motion voted, motion second.
  - Board positions available: Treasurer and community watch available.
    - Re-election of the existing Board of Directors. All current board members agreed to be re-elected for one (1) year or until the next Annual Meeting, April 5, 2022.

- Solicitation for the vacant Treasurer and Community Watch position. Nomination from the floor for Cyndi McClendon to be elected on the board undetermined position. No opposition. Nomination from the floor for Gary Allsbrook to be elected as the Community Watch position. No opposition. Motions made and carried.
- Upcoming community items and current community issues:
  - Halloween- before Rich passed he was working a project to have non-community members park outside the neighborhood, block off entrance and have block captains help with the traffic flow.
  - Holiday Decoration contest.
  - Community yard sale October 23, 2021.
  - Putting newsletters inside mailboxes. Community concerned that putting letters inside mailboxes is an illegal action. Board to tape letter on box or at door. Items to be posted on the Southeastern site.
  - Concern with not enough street lights. Need to check with Lumbee River Electric about adding additional street lighting not only on Windy Field but throughout the community.
  - Concern with lightbulb changes to street lights and possible change to LED bulbs. Pole numbers taken down for Shannon and Jessica to call Lumbee for bulb changes.

10/ Adjourment of Annual Meeting. Meeting adjourned at 8:41pm.

  
Secretary, Jessica McCloskey

  
President, Michael Gintz