

Minutes of Annual Members Meeting

October 11, 2016

Greenwood Christian School

The meeting was conducted at the Greenwood Christian School in Greenwood, SC from 6:04 pm to 8:52 pm.

The meeting was called to order by Chuck Kelley, President of the POA Board of Directors at 6:00 pm. A quorum was declared as we had 250 lots via proxies and 143 lots attending in person. This represents a total of 393 lots. This met the 51% quorum requirement.

Past 12 month activities and future plans

These were reviewed by C Kelley.

Nominations for the Board of Directors

Just prior to the meeting it was brought to the Board's attention, the two seats occupied by Michelle Karlovetz and Terry Cummings actually were terming out tonight. The By-Laws stipulate any vacancies filled (both of these directors had filled previous vacancies) shall remain until the next annual meeting of the membership. This created an election calling for 6 director seats. Prior to the meeting the following candidates had been nominated: John Bost, Bruce Culbertson, Steve Hinds, Chuck Kelley, Natalie Parramore, Dick Shelton, Thomas Wright and Fred Zediak.

Nominations were taken from the floor and the following candidates were submitted: Terry Cummings, Michelle Karlovetz and Brad Pate. This created a slate consisting of 11 candidates with the 6 names garnering the most votes being declared new directors. Ballots were distributed.

Review Financials

Robert Moon, Treasurer, reviewed the Profit & Loss Statement for the Association for the year 7/1/15 – 6/30/16. Questions were handled as they related to this report. Moon then reviewed the budget for 7/1/16 – 6/30/17 which has been provided to Greenwood County for the administration of our Special Tax District. Several questions were handled related to the budget.

Proposed Amendments to the Covenants

Wilson Bruce with Town & Country presented these and broke them down into 3 categories;

- Housekeeping changes addressing language, errors and updating the document to current HOA best practices
format and including new language accounting for changes in the State and Federal laws.
- Addressing the voting issue as it relates to the Developer.
- Adding enforcement provisions for non-compliant owners.

The Board is unanimously recommending these amendments to the membership and a Notary was at the meeting to assist any owner desiring to ratify their affirmative vote. The voting window will remain open for 60 days following tonight's meeting.

Owner Forum

- One owner was in favor of compliance inspections however they suggested the need to establish concise guidelines for defining such things as the neatness of yards.
- Several owners expressed opposition to the proposed change within the amendment related to the annual budget and its approval process solely being with the Board.
- Several owners expressed the need to amend the By-Laws as opposed to the Covenants.
- One owner suggested that the Board needs to set up working committees in order to involve more of the membership and to tap into their experience and knowledge. This same owner also recommended better defining of the Common Areas as they are outdated within the Covenants.
- Another owner expressed two concerns: not involving the membership in the budget process and the need to involve the members in the development of the Architectural Review Process and a set of guidelines.
- One owner wanted to express criticism of the Board's method for establishing last year's budget and how it was implemented. They also did not agree with the developer's move to combine their lots into zoned agricultural parcels in order to reduce their tax assessments.
- Several owners expressed their appreciation for the Board's time and hard work.

Election of six (6) board of director seats

The following persons were elected by garnering the most votes: Bruce Culbertson, Terry Cummings, Michelle Karlovetz, Chuck Kelley, Brad Pate and Natalie Parramore.

The meeting was adjourned at approximately 8:52 pm.

Minutes submitted by Wilson Bruce, Managing Agent.

Attachments: Financials - 7/1/15 – 6/30/16 P & L Statement and the 2016/2017 Budget