

Sugarwood Homeowners Association

Minutes of the Annual Meeting

Held at St. Elizabeth Church, Tharp Hall

January 11, 2014

The 2014 annual meeting of Sugarwood Homeowners Association was held on January 11, 2014 in accordance with the association's bylaws.

Agenda

- Welcome and Introductions
- Recognition of Volunteers and Helpers
- Old Business
- Board Reports
 1. Treasurer Report
 2. Recreational Committee Report
 3. Social Committee Report
 4. Report on the 2013 Recreational pad project
- New Business
 1. Nominations and Elections of 2014 Board Candidates
 2. Presentation of 2014 Association fee and budget
 3. Discussion of 2014 Lifeguard staffing
 4. Establishment of traffic calming committee for 2014
 5. Discussion of key card entry control for pool and tennis court
 6. Discussion of Club House addition

The annual meeting of the Sugarwood Homeowners Association was called to order at 10:02 AM, by Paul Hester, President. Forty-Eight (48) homeowners attended the meeting in person and Twenty-Two (22) homeowners submitted properly documented proxies. With total of seventy (70) homeowners attending in person or by proxy, a quorum was present and the meeting was opened.

The Board Members were introduced.

- Paul Hester, President
- Constantin Ceausu, Vice President
- Gerand Saffles, Secretary
- David Freeman, Treasurer
- Ron Williams
- David Muraskin

Paul Hester introduced John Frasier as the meeting's Sergeant of Arms and Bill Passon and Gerald Blossom as the vote tabulators.

Paul Hester recognized several homeowners for their volunteer work supporting the neighborhood and their years of service. The following were recognized at the meeting

- Ron and T.C. Williams
- Dave and Terry Freeman
- Sue Conway
- Jerry and Carla Blossom
- David Muraskin
- Ricky and Kim Bullock
- Paul Hester
- Gerand Saffles
- David and Darlene Benner
- Lou La Marche
- Chet and Bobby Carbaugh
- Carbaugh Family
- Constantin Ceausu
- Angie Williams

There was also a special recognition to all the block captains.

The First order of business was to present the minutes from the last meeting held in 2013, the minutes were presented by Paul Hester and there were no additions or corrections. Ed Whitime made a motion to approve the minutes and that motion was seconded by Chet Carbaugh. The motion passed by a voice vote.

David Freeman, Treasurer, presented a report detailing the financial condition of the association, the 2013 actual revenue in comparison to 2012, total change of cash in 2013, actual expenses 2013, and the total Equity and liabilities for 2013.

Gerand Saffles gave the social report that reflected on the events of the past year.

These included: The Easter Egg Hunt

Spring Garage Sale

Opening Pool Party

Spring Fling Cookout

Ice Cream Social

Fall Garage Sale

Fall Festival

Ron Williams then made a presentation on the recreational projects of the neighborhood.

Old Projects: 2013

Front Entrance was repaired in several ways, the sign was repaired, the wall was repaired, and the electrical system was corrected.

The Recreation Area had many improvements this year.

Paul Gentry and the scout group supplied the neighborhood with the flag
Chet and the Stingrays donated a new sign for the pool

The roof was repaired, the windscreens were replaced, new swings were installed, the multipurpose court was installed, as well as the horseshoe court.

A long term mowing contract was established through 2018

Two streetlights to be installed on Aspenwood, currently waiting for approval

New Projects: 2014

Three streetlights to be installed, corner of Sugarwood and Butternut Lane, Back entrance at Virtue, and on Fruitwood, these locations have been requested by many residents

Tennis Court and Parking lot is to be repaired and caulked

Seal the Coat on the deck of the pool

Seal the multipurpose pad

Stump removal

Bike rack installation

Curb painting

Volleyball net and poles still to be installed

Street sign inspections are also due this year

Ron also made reference to the recreational pad project and ask if there was any questions to the floor.

Dave Muraskin made a short reference to the Swim Team and introduced Chet Carbaugh as a representative from the swim team board. He informed all those in attendance of the great year that the swim team had. This year we will have a new coach, Ben Whiteside, and 2014 will be the Stingrays fifteenth year and we hope it will be as good as the last.

The Stingrays will have a new coach this year, but will go into the new season with some success behind them,

Smoky Mountain Invitational league 3 Champions

4-2 in GKIASA league 3

160 Swimmers

52 swimmers within Sugarwood

23 Families within Sugarwood

John Frasier called for a motion to accept these reports and it was seconded by voice vote from the floor, with a resilient "yeah" shortly thereafter.

New Business

The nominating committee supported seven candidates, to elect four each for a two year term on the board of directors. Candidate bios were submitted to the board in December. Paul Hester introduced the candidates:

Shane Pohlman

Angie Brown

Kelly Retterer

John Rhodes

Cindy Gibson

Jeff Papas

Blair Griffin

Each of the candidates, if present, spoke to the attendees and gave a brief description of why they would like to serve as a board member. After the completion of these statements, Paul Hester asked for nominations from the floor, there were no nominations from the floor and nominations were closed.

Paul Hester called for a vote on the board of candidates. Ballots were collected and submitted to the tabulators.

The results of the vote were tabulated and were as follows:

Shane Pohlman	23
*Angie Brown	34
Kelly Retter	27
*John Rhodes	49
Cindy Gibson	16
*Jeff Papas	44
*Blair Griffin	39

David Freeman then presented the proposed budget for 2014. The annual budget compared to the actual budget of 2013, show a slight increase due to capital improvements and the printing of the directory to be done this year. The budget followed the time scale set forth by the list of capital improvements to be done, pool deck resurfacing, tennis and parking lot resurfacing and the street light installation. During the presentation Sue Conway proposed that Christmas decorations be allocated for in the budget to be professionally done, and the suggestion was made that a nice wreath was placed on the front entrance instead of the old lights that have been used in the past. This proposal was out of order at the time, but was noted and will be determined at a later time by the board. Paul Hester ask if there were any questions from the floor, and there were none, Ed Whitime made a motion to approve the budget and was seconded by Sue Conway, and was immediately followed by "yeah" from the floor.

As a part of this budget Dave Freeman presented an increase in the membership fee from 290.00 to 300.00, ten dollars more than last year. As explained previously David informed the attendees that this increase was to help with capital improvements and offset printing cost that might result from printing the directory. Discussion began and was supported by members stating why such a small increase, and this was explained by David as a minimal increase to help keep all of our members fees being paid and not put any of our families in distress. Paul Hester asked for any more questions and called for a vote on the 2014 budget and the increase of the Homeowner's fee of \$300.00

The 2014 annual homeowner fee of \$300.00

Vote for approval 67

Vote against approval 0

The 2014 annual budget

Vote for approval 66

Vote against approval 0

David Muraskin then presented the lifeguard staffing plan to the attendees, and motioned for a discussion on the proposed staffing plan of one lifeguard, based on the type of classification that our pool received from the state. The motion was seconded from the floor and a discussion began. Many were concerned about having fewer lifeguards would lessen the safety at the pool, and based on the age of these lifeguards would be alot for them to take on at such a young age. Ricky Bullock spoke and stated how the lifeguards would be prepared to handle a schedule based on having adult swim time, and this would be when breaks were taken and other duties would be taken care of, thus allowing them to have more freedom from simply sitting in the chair.

Gerand Saffles spoke on how last year there simply seemed to be too many lifeguards and at times were sitting around chatting. Also Ricky Bullock, spoke on incidents in the past from a voiced concern, he stated there to have been only two that resulted in an emergency room visit.

After the discussion dissolved, David Freeman called for a vote and Paul Hester seconded.

The vote regarding the 2014 lifeguard staffing plan for Sugarwood Recreational pool are as follows

Vote for approval 42

Vote against approval 9

Gerand Saffles then spoke on the traffic calming committee to be established, due to the concerns in the neighborhood over speeding violations. There was a paper left at the sign in table for all those interested, and Darryl Smith has agreed to meet with the committee to discuss all the possibilities.

Paul Hester spoke on the motion to install a key card entry system for the swimming pool and tennis courts. Discussion began and was followed with positive reinforcement from many in the audience, the

only concern that was voice was the number of keys that might be issued to each family. It was decided once the system was decided on the allowance per family shall be decided on. Ricky bullock also spoke on the value of this system both from an economical standing, and a way to help our lifeguards. Members would simply have to scan in instead of having lifeguards check the list every day. Paul Hester called for a vote on the addition, John Fraser seconded it.

The results of the votes regarding the installation of the key card entry system for the swimming pool and tennis court are as follows

Vote for Approval 48

Vote against approval 3

Last on the agenda was the presentation of a long term plan to add a club house to the current pool building by Chet Carbaugh. Chet was gracious enough to provide us with the schematics of an architectural drawing that consisted of a 1000sqft building for meetings and group events. Chet describes the benefits of the building in detail, down to every detail including the fireplace, small kitchen eatery, and the storage area. Discussion began with concerns about the up keep of this building and the maintenance fees that this might incur. Dave Muraskin spoke on this and explained the building would merely be an extension of the building, and would of course increase the maintenance when something had to be replaced on the building based on size. However, at this time we are unable to tell if this would affect the dues of the neighborhood. Dave Freeman then made a motion to amend the vote to state we were to vote on whether to pursue a long term plan to add a club house to the current pool building. Sue Conway seconded the motion, and the vote was taken on the amended ballot.

The results were as follows

Vote to approve 41

Vote against approval 6

After the vote was taken Paul Hester ask if there was anything else from the floor.

A representative from the cub scouts wanted to tell the homeowners about the Cub Scouts dropping of food collection bags on our mailboxes on February 1, ad would be back to pick them up on February 8, last year they had a very dismal response from our neighborhood and hoping from a better turn out this year.

Ed Whitime also spoke about the ordinance to change to allows ADU's in certain circumstances is coming up for an amendment, and ask our association to look at this strongly and get involved in the community as it might not directly affect us as a neighborhood, but would and could affect us as a town.

There were no further question or comments and the meeting was adjourned by Dave Freeman at 12:00pm, seconded by Paul Hester.