

# MINUTES | Cascades HOA 2022 Annual Owners Meeting: 10/20/2022

The Cascades at Azalea Lakes Property Owner Association, Inc. 2022 Annual Owners meeting was held on Wednesday, October 20, 2022, in the Cascade Villas clubhouse on Azalea Lakes Blvd.

## **Board members role call:**

**Board members present:** Dennis Buttimore (president), Kathy Strauss (secretary), Joey Childress (Member-at-Large)

**Board members absent:** Ed Swanson (vice president) & Mallory DeMayo (treasurer),

**Representing Semper Fi:** Billy Rivera, owner and Ron Petone accountant & community property manager

**Call to order:** Mr. Buttimore called the regular meeting to order at 6:33pm

**Annual meeting quorum:** Has the quorum been met? No, it was explained that to meet quorum, we need 117 people present and only 66 were in attendance or present by proxy. But, after reviewing the master deed & a legal consultation, the word “may” was in the text and because of that, the meeting could move forward. The master deed – Section 7 “Adjournment of Meetings” was read to everyone. “If any meetings of the association cannot be held because a quorum is not present, a majority of the voting members who are present at such meeting either in person or an alternate MAY adjourn the meeting to a time not more than 30 days from the original meeting was called.” If the word “shall” had there, the meeting would adjourn immediately. As one resident gave a simple definition of the two words: “MAY” you have the choice to continue, “SHALL” you are ordered to adjourn. It was voted by the owner residents present to “proceed” with the annual meeting. There were two residents that dissented and requested to have the annual meeting moved to another date.

**Voting explanation:** Mr. Rivera shared that the owner voting of the board of directors is done. He showed to those in attendance the most current/full email list of all the owner/residents. He explained that he sends the emails he has electronically through email and if he doesn’t have your email – he sends by mail.

**Financial Report and Review:** Mr. Rivera reviewed the financials. He went over the balance sheet as of September 30, 2022. As of that date, there was \$9,821.52 in the Operating Account and \$12,579.41 in the Reserve Account. He stated is still working on getting a website up & running for the community. He said that once that is finished being built, the balance sheets will be posted monthly – if not quarterly. Questions about the timeline for the building of the site were raised, Mr. Rivera is trying to save the community money on this task – but all the quotes he’s been getting have been upwards of \$3,000 to build one. He then went over the Budget vs Actuals sheet. He commented that the community was in good shape financially.

**Aging report,** Mr. Rivera stated that there were several owner accounts that were behind. He explained that he works with the Board to resolve. He then explained to those present the process for resolution to bring their accounts current.

**Reading of the Tax Resolution:** Mr. Rivera read the following: “Whereas the Cascades at Azalea Lakes Property Owners Association, Inc. is an incorporated organization under the state of South Carolina. The members of the association resolve that any excess of membership income over the membership expenses of the year ended December 31, 2022, be applied to the membership assessments for the subsequent tax year as provided by the IRS.” Meaning, if there is any extra money left over it will be added to the next tax year. It was motioned to accept by resident, Lynn Valentine of 3010 Rockwater Circle, it was seconded by resident, Earl Barnes of 1040 Great Lakes Circle. The motion was approved by all in attendance.

**Present 2023 Proposed Budget.** Mr. Rivera reviewed the proposed budget, the actual budget meeting will take place at another time to finalize. He shared that even though everything looked good, many costs have gone up for the upcoming year – i.e., landscaping, water, and trash removal services have all gone up.

**Management Report/Old Business.** Mr. Rivera reported on the past projects that were done.

- Coir log placement, reinforcement of the hills on the ponds.
- Replacement of the old landscaper with a new. Complaints about the landscaping have been reduced significantly since the new landscaper took over.
- Clean-up of the front waterfall & pond
- A discussion took place about who owns/maintains the medians on Azalea Lakes Blvd – as well as the front entrance to the community. Several residents are taking it upon themselves to contact & notify of the lack of landscape maintenance – especially for the front entrance.
- Still trying to locate an affordable website development company.

**New Business.** Mr. Rivera shared:

- Ordered new “No Solicitation/No Trespassing” signs and we will be replacing the “No Fishing/No Swimming” signs.
- More carp fish will be purchased to put into the ponds to help keep them clean. The rip/rap rocks will be cleaned up & weeded. Rockwater pond hill will be repaired with coir logs & rip/rap rock hill.
- He also reported he will be meeting with the Board of Directors to review the community rules & regulations and violations. The last time they were reviewed was in 2018. He wants to make sure that the rules and regulations we are trying to enforce match with the master deed. It needs to make sure that what we are trying to enforce do not supersede the master deed. All changes made will be reasonable & ethical – owners will be involved to help advise & provide input.

**Election of open Board of Directors seats.** Mr. Buttimore opened the conversation saying the annual election of the open Board of Directors seats – there were five open seats. The election committee was chaired by Vice President, Ed Swanson – there were three others on the committee – Mallory DeMayo, Stu Landsburg, and Dennis Buttimore. He said, there were no tasks to be completed for the committee, as no one stepped up to run for a Board seat other than the people who were currently holding a position. A comment from the floor said that nobody notified them about the election, but Mr. Rivera stated that an email or a mailed ballot/application went out within the required timeline to announce the election & open seats. There were no nominations from the floor made, so the counting of the ballots was started. Since all Board members were up for election, he called for two volunteers from those owners who were present at the meeting. The results of the voting came in as:

- Dennis Buttimore, 66 votes
- Ed Swanson, 65 votes
- Kathy Strauss, 64 votes
- Mallory DeMayo, 61 votes
- Joey Childress, 62 votes

All existing Board members were reelected to serve another term.

### **Open Floor to Homeowners**

- A homeowner wanted to know when the community yard sale(s) would be. She mentioned there was usually a spring one & a fall one. She wanted to know who was in charge & Mr. Buttimore suggested that since there wasn't anyone who oversaw it, that she takes on the task.
- A homeowner asked a question about what to do about the feral cats that are roaming around the neighborhood. Mr. Buttimore suggested to call Horry County Animal Control.
- Ms. Strauss apologized for the delay in releasing the minutes & doing the community newsletter due to her being in caregiving mode for her husband that was dealing with failing health.
- There was additional discussion about the website & functionality for it. Mr. Rivera stressed that he is doing his best to find a web designer who was reasonably priced.

**Adjournment:** There was no further comments or other business to discuss. Mr. Buttimore adjourned at 7:27pm to end the 2022 Annual Owners Meeting.

**Executive Meeting.** Mr. Rivera stated that at this meeting, the newly elected Board members would select the positions they would like to hold on the HOA Board of Directors. He reminded everyone that when the person ran for a position that they were not running for a particular position, but to serve as a member of the Board. Each person chose to stay in the same position that they were currently holding. It was so moved & seconded that each person would hold the same position they were in. The executive meeting was closed with the following:

- Dennis Buttimore, President
- Ed Swanson, Vice President
- Kathy Strauss, Secretary
- Mallory DeMayo, Treasurer
- Joey Childress, Member-at-Large