

FOUR CORNERS ESTATES PROPERTY OWNERS ASSOCIATION
ANNUAL MEETING MINUTES
OCTOBER 22, 2024 6:30 p.m.

06:38 Meeting called to order with a motion by Jenny Kelly, seconded by Ed Dhayer. A Quorum was not present. 49 lots represented with 15 lots by proxy. Unable to vote on issues due to lack of Quorum. 2023 Annual Meeting minutes were made available to all property owners through the POA website and via electronic presentation during the 2024 Annual Meeting.

Michele Maestas opened the meeting by explaining the lack of a Quorum. She also thanked Jeremy Buie (not present) for serving as the past POA president and Joe Puckett for serving as treasurer. Introductions of board members, including proposed new members were made. Michele Maestas – proposed incoming President; Bret Willmon – proposed incoming Treasurer; Dan Schellhase – Member at Large; Ed Dhayer – Vice President, and; Jenny Kelly – proposed incoming Secretary.

Discussion was had regarding the definition of a Quorum as written in the POA Bi-Laws. It is suggested to change verbiage to define a Quorum as fifty percent (50%) of lots represented, whether in person or by proxy constitutes a Quorum. It was further suggested to send emails to all property owners for electronic voting on proposed items to reach a Quorum. The board members agreed to send electronic voting options.

Joe Puckett went over the treasurer’s report for the first ten (10) months of 2024:

Beginning Account Balance as of 1/1/2024:	\$33,070.00
Income thru 10/22/2024:	\$21,950.00
Total Expenses thru 10/22/2024:	\$26949.62
Account Balance as of 10/22/24	\$28,071.25

Itemized expenses for 2024: *Lawn Service \$11,400.00 *Utilities \$3,504.98 *POA Insurance *2,568.00 **Repairs: *Front Entrance Sign *8,118.75 *Solar Lights & Electrical \$589.87 *POA Dues \$268.02 **Returned Check/Refund: Duplicate payment \$500.00

Dana Williams asked if the board has a limit on spending before expense is put forward to the property owners for approval. At this time there is not process in place. It is suggested that the board consider putting limitations and parameters in place for expenses.

Michele Maestas reported that the Restrictions Committee will be presenting monthly updates to the POA board for recording in the minutes. Additionally, the Restrictions Committee has two positions open and residents were asked to put forward names if interested.

Nancy Enneper asked how the board keeps property owners informed of meeting discussions and decisions. All meeting minutes are available on the Four Corners POA website at <https://fourcornersestatespoa.com>.

Richard and Nancy Enneper asked for a follow up from the 2023 Annual Meeting regarding streetlights. That information is not available at the time of this meeting and Ed Dhayer will follow up with Jeremy Buie and SHECO. The proposal is to place a streetlight at the intersections of Westridge Park and Eastgate Park and at Westridge Park and Eastview Court and the POA cover the expenses.

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Michele Maestas opened the topic of speeding in the neighborhood for discussion. The proposal would be to report all contractors who are exceeding posted speed limits to a board member. The board member will contact the vendor and make an official report. Property owners suggested requesting additional patrols by the Polk County Sheriff Department. Board to follow up on this request.

Reminder to all residents regarding not letting pets roam through the neighborhood. The majority of stray animals are coming from Yarborough Loop. Ed Dhayer discussed finding homes for a 2 year old female and a 8 month old male dog. All vaccinations have been paid and dogs would come with 6 month supply of heart guard. Contact Ed Dhayer if interested.

Mark Hammer discussed a proposal to eradicate two State designated invasive species from the neighborhood, Chinese Tallow and Privet. Mark presented examples of each species and discussed removal from public property and invited any home owners who wished to remove them from their property to contact him. Mark discussed the process for removal and the type of herbicide, such as Garlon, that would be used to prevent regrowth. Mark assured residents that the application of such products would be done in a manner that prevented it from coming in contact with desired vegetation. Property owners present agreed to have Mark remove these species from the park. Anyone else interested please contact Mark Hammer. An email has been sent to all property owners.

Alexia Green asked if the board has further intentions to pursue additional clean up at the park. Dan Schellhase and Ed Dhayer both stated they looked at this area prior to the meeting and further discussion needs to be had regarding a concrete spillway versus gravel and a culvert. Ed asked property owners to contact the board with any additional ideas. Property owners asked if County assistance could be available. Dan had spoken with the county commissioner and was told it is possible but could take a while as other projects take priority.

Richard Enneper asked if anyone had received follow up on the quality of the water and the proposed rate increase. Ed Dhayer will follow up with Jeremy Buie, who was supposed to contact Undine after the notice was sent out. Jonathan Kelly stated that residents can get information from the Public Utilities Commission website by completing a form to receive updates. Many residents asked about public wells and discussion was had about the water source being the same as the current source.

Welcome new residents Michael and Brenda Woods and Teresa Ower. Thank you to Doug for the flags at the entrance and Mark for maintaining the POA website.

Nancy Enneper volunteered to call all residents prior to next annual meeting in an effort to have a Quorum. Board was in favor. Michele Maestas to send out updated property owners list.

7:46 p.m. Dan Schellhase motioned to adjourn. Ed Dhayer seconded.

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Meeting minutes presented to the Board for approval by Jenny Kelly.

10/23/2024 Addendum

Electronic voting option was sent via email to all property owners. Topics for voting included approval of 2023 Annual Meeting minutes, Approval of New Board of Directors Nominees, and approval of the Treasurer Report.

10/30/2024 Addendum

A Quorum was achieved through electronic vote. All proposed items passed. A special thank you to Mark Hammer for developing the electronic voting option.

~Minutes compiled by Jenny Kelly, POA Secretary, and approved by POA board members.