

Robbers Roost Regime 4 Annual Homeowners Meeting

November 6, 2021

Meeting Place: Robbers Roost Clubhouse

Attendees: Ronnie Crawford, Bobby Jordan, Sandra Jordan, CD Carter, Margaret Carter, Buck Buchanan, Glenda Buchanan, Barbara Rock, Mark Rock, Lisa Ellis, Jan Doss, Kim Ramsey, Dean Ramsey, Pete Caison, Gary Gildersleeve, Carolyn Gildersleeve

Minutes from November 2020 meeting were approved.

Old Business

1. Mark Rock gave a brief explanation of how the HOA Board and Regime Board work. The Regime board met last night and made decisions it could about how we move forward. A budget for 2022 was decided upon. Homeowner dues are going up due to an increase in the cost of insurance for the complex. Dues for a two bedroom are going up \$25 and a three bedroom \$29.
2. There are several projects that need to be addressed in our regime. We only have \$54,000 in reserves and these projects will have to be prioritized. The buildings need repairs and painting, the parking lot needs to be paved and possibly extended, and improvements need to be made in the landscaping. The board agreed last night that repairs to the building are the main priority and then painting. Pete Caison and Ronnie Crawford are working on getting estimates for the repairs. We have an estimate for painting from Jack Poole for approximately \$23,000 dollars. We do have some paint recommendations but will get further input from homeowners before making any decisions about paint. In terms of landscaping, James will plant some crepe myrtles and smaller plants in the berm area in front of building one. We plan to contact Jason Burzler in January about doing us a five-year plan for landscaping. Jason did the patios for many of us in regime one and owns a landscaping company.

New Business

1. Ronnie Crawford gave an update on the new housing development going in behind regime one. He has gotten awritten commitment from the developers that we can tie into their drainage system so we will not have drainage issues. The HOA will cover this cost. Gary Gildersleeve made everyone aware of the time and effort Ronnie put into making this happen for our regime. Everyone expressed thanks to Ronnie. Ronnie clarified that golf carts will be allowed to cross the road leading into Robbers Roost once the development is completed.
2. Most of the trees behind our regime will be removed for the new development behind us. There were questions concerning what type of barrier would be placed between our regime and the new development. Ronnie Crawford says there will be some type of living barrier. It was asked if we could get someone in landscaping to recommend vegetation for a barrier that we could suggest to the developers. We will ask Jason Burzler for some suggestions.

3. New mailboxes are in. We may get keys at the annual HOA meeting later this morning.
4. There is now WiFi in the clubhouse and at the pool. You can connect to WiFi at Spectrumsetup-B9 and the password is grainphone501.Thanks was given to Mark Rock for negotiating this for our regime.
5. In the future, all communications between the board members, between the board and Pam Bane, and board minutes will be shared with homeowners.
6. Votes for those running for the two board openings were counted. The terms for Mark Rock and CD Carter have expired. Mac Morrow was voted in to fill one opening. There was a tie for the second opening and another vote was held to determine who would fill the second opening. Lisa Ellis was voted in for that opening. We welcome both Lisa and Mac to the board.
7. We thanked CD Carter and Mark Rock for their years of service to the board.

Meeting was adjourned