

Regime Four Annual HOA Meeting November 4, 2023

Present: Mac Morrow, Sharon Morrow, Pete Caison, Kathy Caison, Jan Doss, Lisa Ellis, Kim Ramsey, Buck Buchanan, Glenda Buchanan, Mark Rock, Barbara Rock, Ronnie Crawford, CD Carter, Margaret Carter

Minutes from last year's annual meeting were read. CD Carter made motion to approve which was seconded by Pete Caison.

Election for two board director positions was held. Lisa Ellis and Mac Morrow are running for these two positions. There were no nominations from the floor. Nine units were represented in person and three by proxy. Mac Morrow and Lisa Ellis were both elected with a quorum.

Owners were given time to review the Treasurer's report.

Old Business

Ronnie has completed work on eight of the 15 decks in the regime. We are still aiming to paint in the spring. We are getting quotes and will vote on paint color in early spring.

Mac Morrow reminded unit owners it is best to turn off your water, ice maker, and hot water heater every time you leave your condo for a day or more. There have been leaks in condos that caused major damage where the water was left on when no one was in the condos. Jan Doss suggested everyone replace their plastic line in ice makers to stainless steel lines.

Mac also suggested that everyone look into having HO6 insurance to cover the contents of your condo. The master HOA insurance policy does not cover "from the sheetrock in" for each individual owner.

Mark Rock brought up that Regime Board Directors are not covered by the Master HOA Insurance Plan for liability. He stated he has discussed this with Pam Bane in the past. Mac stated he would check with Pam Bane about this.

New Business

Spectrum will now pay for only two boxes for TVs. Any additional boxes must be paid for by individual owners. Those wishing to get a new modem for their units can do so by returning their old modem and asking for a new one. Ronnie Crawford stated you can also go online and have a new modem mailed to you.

Dues for units will be going up next year due mainly to an increase in insurance for the entire complex. Our responsibility towards the overall budget will increase by 11,352 dollars. Therefore, dues for a two-bedroom unit will increase from \$411 to \$474 and three-bedroom units from \$473 to \$546.

The Master Board is still addressing the drainage issue. More info will be provided about this issue at the annual Master Board meeting following this meeting.

Ronnie Crawford asked about having some uniformity with doors on the front of individual units. The board has recently approved new doors with glass at the top for some owners. Several owners have

expressed concern about how dark the condos are inside and requested these doors to allow more natural light in the condos. Mark Rock expressed a concern that allowing doors other than the ones currently on the individual units violated the bylaws because the bylaws say there should be uniformity across the individual units. Pete Caison pointed out we have not been keeping uniformity across the individual units. Owners have been allowed to enclose screen porches, put handrails on front of units, put in new windows, add patios, put in new doors leading out to the upper decks, etc. Pete also pointed out the bylaws do not say there is to be uniformity only on the front of the units and if we have not required uniformity on the back, how can we say uniformity is required on the front? Mac is going to check with Pam Bane about this issue.

Lisa Ellis prepared boards depicting three different color combinations for our regime that have been selected for a vote in early spring. These were shared with those present for the meeting. A picture of the board is attached to this email. One of the options is a color close to the color we currently have on the building. We plan to have Sherwin Williams do a depiction for us of the two other color combinations actually shown on the building before voting. We will also paint samples of the color options on the building in early spring.

Sharon Morrow made a motion to adjourn the meeting which was seconded by CD Carter.