Board Meeting Minutes

October 29, 2026 | 10:00 AM | AMP-HOA

Meeting Information

- Call to order 10:22 AM.
- Board Members present; Tim Oerman, President; Judy Bailey, Vice President; Mike Schneider, Board Member; Beth Williamson, Board Member; Heather Holliday AMP-HOA
- Budget status reported as **GREEN**

Board Topics, Decisions, and Action Items

- Heather Holliday was introduced as our new community manager for AMP-HOA. Welcome aboard Heather!
- **Homeowner CCR violation inspection date is set for December 1, 2026. Everybody hide your "stuff".**
- No homeowners requested presentation time with the board.
- 2026 Budget & financials: Board discussed current financial status, service-contract documentation, landscaping charges, 11% insurance premium increase and revenue/expense reporting. Decision/consensus; No fee increase is necessary at this time. Action item; Continue reviewing vendor costs and active service agreements. Shop for insurance next year before expiration.
- 2027 Budget planning; Board discussed the draft 2027 Budget framework, including planning assumptions, possible fee increase, vendor costs, and vendor pricing timeline. Decision/Consensus; **Daniels selected as lawncare contractor**. Action Item: Solicit CPA cost to audit our HOA finances, water meter assignment decision, any other surprise before we approve.
- Old still open: The board discussed 9 action items still open. Decision/Consensus; Decision was made to go forward with having two trees cut down in the common area next to unit 106, Mike and Tim will continue to cut down trees next to unit 158, common area cleanup will continue during cooler weather, work order submitted again for sidewalk repair in front of unit 207. Action item: Continue to monitor FEMA grants, cleanup front of new wall for planting of flowers, present by-law amendments at annual meeting, Mike and Beth's term ends on the board, meeting decorum policy to be posted on portal.
- Old business closed: Reviewed items, no action necessary.
- New Business: 5-year strategi plan pending finalization of 2027 budget, Action item; route for approval once 2027 budget is approved, Picnic after action report was discussed, Action Item;

1st Saturday in October, improve communications, great job Judy Bailey! Dispute resolution policy approved and posted on portal, Documents review and retention policy approved and posted on portal, Homeowners curb appeal standards approved and posted on portal, Quarterly board meeting decorum policy approved and posted on the portal, Comprehensive collection and CCRs violation policy ready, Action item; to route for signatures, legal guidance received on documents required to be registered at the Aiken County Register of Deeds office. Covenants, by-laws, and applicable amendments are required to be registered. Covenants have been registered but no amendments, by-laws have not been registered. Action item; by-laws and amendments will be registered NLT January 10, 2027, per the law. A suggestion was made to look at additional parking spaces, Decision/Consensus; a decision was made to table this issue. A suggestion was made to add our community road to the resurfacing list at the city Action item; contact was made with the city to include out road on their resurfacing list for future consideration. Common area sprinkler coverage and meter ownership was discussed Action item; coordinate with the city to verify who pays for water usage for two common areas. Evaluate sprinkler coverages in all common areas to determine if upgrades are needed.

- All 2026 HOA documentation has been digitized up to this point. Will begin digitizing all past documentation.
- The board discussed college football, Decision/Consensus; Georgia will beat Florida!

Next Meeting

- Next quarterly Board meeting January 28, 2027.

Adjournment

- Meeting adjourned 11:25 AM

MISSION STATEMENT

To enhance property values, maintain high-quality common areas, and foster a safe, engaged community through proactive management and transparent communication.

VISION STATEMENT

To be a premier, desirable, and harmonious neighborhood that residents are proud to call home.