

Carter Creek Condos  
Homeowners' Association  
Annual HOA Meeting  
April 25, 2021 @ 11:00am

Board President Alton Ofczarzak called the meeting to order at 11:00 a.m. The meeting location was at Oakwood Custom Homes located at 4060 Highway 6 South in College Station, Texas 77845.

- Quorum- Attendees included Alton Ofczarzak and Melvin Long.
- Minutes- This is the 3rd meeting being held.
- Board of Directors Nomination- The following homeowners have been nominated by Alton Ofczarzak to be members of the board:
  1. Alton Ofczarzak
  2. Melvin Long
- Reviewing Financials-
  1. Mr. Ofczarzak presented the budget and income statement. Expenses were reviewed thoroughly.
- Action Items/New Business- The following items will be addressed in a letter by the Carter Creek Condos HOA and sent out to homeowners. All action items to be addressed in this letter have been approved by the board.
  1. Discussed dues increase to \$200 and approved the increase to begin June 2021.
  2. Maintenance common areas, pool, and pool area was discussed.
  3. Maintenance contracts for pool and lawn service was renewed.
  4. Discussed the pool heater needing repair and that the repair should be under warranty with Mobley Pool Company. Company will be contacted for the repair.
- Further Discussion-
  1. Secretary and Treasurer Position was assigned to the HOA Coordinator, April Theiss.

Alton Ofczarzak, President, adjourned the meeting at 11:24 a.m.

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Alton Ofczarzak, President.