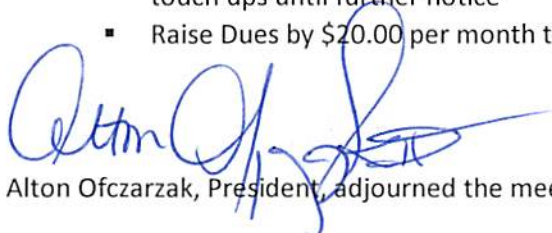


Carter Creek Condos Homeowners Association
2024 Annual & Board of Directors Meeting
December 3, 2024 @ 6:00PM

Board President, Alton Ofczarzak called the meeting to order at 6:00 p.m. The meeting took place at Carter Creek Condo Clubhouse located at 1451 Associates Avenue, College Station, TX 77845.

- Quorum- Attendees included: Alton Ofczarzak (Units 301, 302, 303, 304, 305, 306, 307, 401, 402, 403, 404, 405, 406, 407, 608, 611, 614 & 616), Tracy Munoz (Unit 504), Carol Sunseri (Unit 601), Melvin Long (Units 207 & 705), Jillian Steelman (Units 506 & 617), Andi Gray (Units 506 & 617), Pamela Edens (Unit 507), Kimberly Tomme (Unit 201), Megan Cramer (Unit 202). Proxy Forms submitted: Robert Boykin (Unit 503), Stephanie Berrier (Unit 103).
- Reviewing Financials- Alton Ofczarzak briefed homeowners on the proposed budget for 2025. A Budget, Profit and Loss, and Balance Statement were presented to attendees.
- Board of Directors Election- The following homeowners have been unanimously voted on and elected on the board.
 1. *Alton Ofczarzak*
 2. *Melvin Long*
 3. *Pamela Edens*
 4. *Carol Sunseri*
 5. *Andi Gray*
- Board of Officers Election- The following Officers have been elected to serve as follows:
 1. *Alton Ofczarzak, President*
 2. *Melvin Long, Vice President*
 3. *Andi Gray, Secretary*
 4. *Alton Ofczarzak, Treasurer*
- Action Items-
 - Implement monthly newsletter for homeowners and text thread for Board Members
 - Management contract approved for Brazos Valley Realty
 - Discussed bid and approved Lawncare contract
 - Discussed timeframe completion and approved current gate and hot tub tile repairs
 - Discussed and explained Insurance policy (covers exterior unit buildings & interior of 'Common Area's Only')
 - Discussed holding off on non-pertinent items such as labeled parking and exterior paint touch ups until further notice
 - Raise Dues by \$20.00 per month to begin February 2025


Alton Ofczarzak, President, adjourned the meeting at 7:58 p.m.
