

Cottages of Turtle Creek HOA
Executive Board of Directors Meeting Minutes

Date: May 6, 2026 **Time:** 6:00 PM to 7:30 PM **Location:** Joyce's

Executive Board Members

Branden Miller, President
Lorell Gordon, Vice President
Gary Tipton, Treasurer

Joyce Cady, Secretary
Joe Williamson, Member-at-Large

Call to Order

Approve Minutes: Apr 22, 2026, Executive Board Meeting, Motion to waive reading

Officer Reports

Secretary: all approved minutes have been requested for uploaded to CAMS' portal

Treasurer: April Monthly financials unavailable at the time of meeting. Note Y-T-D pool repairs used more than budgeted; these repairs were required to open the pool in 2026

Member-at-Large Report / ARC Committee

- Reviews continue for ACR requests
- Appeal Process being developed; current CCR's are not clear
- Bed survey is closer to being completed

Committee Reports

Pool

- Research continues to replace lounge chairs, and add umbrellas
- Local pool rules are being reviewed

Bldgs & Grnds

- Landscaping: reviewing contractually required work
- Continue obtaining quotes for the drainage & landscaping modification at cabana; consider this a DIY project to save money?

Social: N/A

New Business

- AI samples were provided to show how the use of AI technology can aid in reviewing governing docs; provide more consistency, speed the review work, point out ambiguities, assist with more consistent, clear, concise wording; can include SC HOA laws in the analysis/review
- eblast for community (stress speed limit, nuisance noises)

Motions / Action Items

- Plan the next all member meeting; potluck at pool?

Call to Adjourn