

*Tracy  
Bubba  
Diane*

**The Crossing at Kenberg  
Property Owners' Association  
Board of Directors Meeting Minutes  
May 13, 2021**

Bubba Cheek called the scheduled meeting of The Crossing at Kenberg Property Owners' Association (POA) Board of Directors (Board) to order at 6:38 PM.

**Present:**

George "Bubba" Cheek, President  
Susan Ermis, Vice President  
Diane Cheatham, Secretary  
Catherine Touch, Treasurer

Tracy Bendele (Office Mgr.)  
Judy Hinnant  
Dolores Arellano  
Barry Bateman

**Absent:** James Spivey

**Guests in Audience** – See sign in list

**Confirmation of Quorum, Acceptance of Agenda, Approval of Minutes:**

**Quorum:** A quorum was determined present

**Agenda:** Agenda accepted

A motion was made to approve the Agenda by Barry Bateman, seconded by Diane Cheatham. The motion passed unanimously.

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**Minutes:**

**Approval of Minutes:** The minutes of the March 23, 2021 Board of Directors meeting were reviewed.

A motion was made to approve the minutes of March 23, 2021 by Barry Bateman and seconded by Dolores Arellano. The motion passed unanimously.

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**1. Reports:**

**A. Financial/Property Management:** Tracy Bendele, Office Manager.  
The Office Manager distributed reports for the Board.

**B. ARC Committee Report:** Catherine Touch/Neil Ciotola provided ARC update with 3 new applications, 5 applications approved since the last meeting and 0 pending. 9 homes in various stages of development.

**C. Community Event Committee:** Catherine Touch  
Dumpster Day was May 1, 2021 and was successful.  
Garage Sale scheduled for May 22, 2021.

**D. Welcome Committee:** Terri Boehner (absent)

**E. Property Maintenance Committee:** Diane Cheatham  
Getting estimates for Tennis Court Solar lights to update current non-working lights. Judy Hinnant is getting further information.

**2. Old Business:**

- a. Introduction of Steve Rogers, new POA lawyer
- b. Lawyer affirmed Office Manager can sign resell documents.
- c. Tennis court lights were discussed and fall under repairs.
- d. Committee will be appointed to explore river improvements.
- e. Discussed legal definition of AUDIT and status of examination of receipts that are currently being conducted by our Enrolled Agent.

**3. Schedule next Public Board Meeting**

Next Public Board Meeting will be the Annual Meeting on June 5, 2021 at 10:00 a.m.

**4. General Members: Questions and Concerns**

Many resident's concerns were discussed.

**5. Adjournment**

Catherine Touch made the motion to adjourn and Diane Cheatham seconded.  
Motion passed.

Adjournment was at 8:18 pm.

Minutes Approved: 5-13-21 / 8:18 pm

George "Bubba" Cheek

George "Bubba" Cheek, President  
Attachment for Corporate Binder:  
Agenda

Diane Cheatham

Diane Cheatham, Acting Secretary  
Filed: 1 Original—Corporate Binder  
1 Copy - Secretary