

# South Bay Pointe Home Owner's Association

## Board of Director's Meeting

January 14th, 2026

### I. Call to Order

- Board President Kim Hudson called meeting to order at 7:32PM

### II. Directors Present

- Kim Hudson (President)
- Franklin Niblock (Vice President)
- Tim Creech
- Bryan Clemmons

### III. Homeowner Forum

- No homeowners were present. As a reminder, homeowners are welcome to attend our monthly meetings.

### IV. Minutes Approval

- Minutes were approved for November Meeting

### V. Review of Finances

- We reviewed October financials
- Current liabilities and equity \$23,836.40
- We currently have \$35,667.78 of delinquent dues
- A few homeowners own a significant sum

### VI. Budget Planning

- We reviewed draft budget for 2026
- We elected to increase total annual dues according to CPI at 3.9% to \$581.95
- Kim drafted a letter to be attached to the 2026 budget

### VII. Projects

- The board is pleased with gravel from 3C hauling
- House plans were approved for lots 82 and 83

### VIII. Annual Meeting Planning

- Annual meeting is scheduled for April 8<sup>th</sup>, 2026
- We plan on expanding our HOA board to 5 board members
- 1 member will cycle off. Tim Creech volunteered to cycle off. The board thanked Tim for his service
- We will plan on electing 2 new board members in April 2026

### IX. Next Meeting

- Next HOA Board meeting is February 11th at 7:30PM via zoom

**Franklin Niblock**

Vice President