



# Minutes – Annual Owners Meeting

## Lake Hickory Condominiums HOA

December 6, 2025 – 10:00 AM – Clubhouse

### 1. Call to Order

The meeting began with attendee check-in at 10:00 AM.

### 2. Confirmation of Quorum

At 10:20 AM, quorum was confirmed with 57.65 votes (by weight) present either in person or by proxy. This represents the highest recorded attendance in recent history; the Association has not achieved quorum since 2019.

### 3. Review of Election Process and Board Structure

At 10:25 AM, the election process, board structure, and the open positions were explained. The responsibilities of board service were reviewed, and questions from owners were answered.

At 10:35 AM, owners were asked for volunteers or nominees for write-in candidates. No additional candidates came forward.

### 4. Election of Directors

Voting began at 10:45 AM and concluded at 11:00 AM.

A third party (a guest of an owner) assisted in observing and verifying the counting process for transparency.

Vote totals were as follows:

Candidate	Votes
Russell Pate	55
Scott Beck	49
Bernece Gragg	40
Tammy Summit	13
Kevin Holshouser	5
Lori Smith	2
Brian Gay	1

The three candidates with the highest vote totals—Russell Pate, Scott Beck, and Bernece Gragg—were officially elected to the Board of Directors.



## 5. General Discussion and Owner Questions

At 11:15 AM, the floor was opened for discussion. Topics included:

### Insurance:

- The HOA is experiencing significantly increased insurance costs.
- Efforts will continue to seek better pricing in the future, but no guarantee can be made at this time.

### Structural Assessment:

- The engineering inspections have been completed; the HOA is awaiting the formal written report from Providence Partners.
- The HOA has paid \$14,000 of the \$28,000 contract amount.
- Providence Partners indicated the final report will take approximately 3–4 months to complete.

### Pool Repairs:

- The pool has a long-standing leak caused by a failure in the return line on the left side.
- Repairs, including the return line and broken tile, are quoted at approximately \$5,000.
- Owner consensus was to move forward with the repairs.

### Other Maintenance:

- Additional small plumbing and general repairs throughout the property will be completed as budget allows.

## 6. Adjournment

The meeting adjourned at 12:06 PM.

## 7. Election Certification

The results of the election will be documented and filed with the Association's records. Newly elected directors will continue serving under the terms defined in the bylaws.

Minutes prepared by: Russell Pate

Date prepared: December 6th, 2025