Summerland Homeowners Association

2026 Annual Homeowners Meeting Minutes

Meeting Details

- **Organization**: Summerland Homeowners Association
- **Date**: Thursday, October 22, 2026
- **Time**: 6:00 PM (Social Time-Desserts and coffee / 6:30 PM (Call to Order)
- **Location**: Samaria Baptist Church, 6560 Fairview Rd, Batesburg - Leesville, SC 29006

Attendance & Quorum

- **Board Members Present**: Sierra Burrows, Rebecca Rodgers, Sadie Hallman, Stephen Goodrich
  Thank you to Jane Thrillkill and Barabra Barr for helping with coffee and desserts!
- **Quorum Status**: [X] Quorum Established [ ] Quorum Not Established

Proceedings & Minutes

1. Call to Order

- **Welcome :**The meeting was called to order, following welcome remarks from the President.
- **Quorum Verification**: 39 People in attendance representing 30 households/ 29 Proxy ballots to count as Quorum=59 households
- **Approval of Minutes**: Review and approval of the previous meeting minutes.
- **Action Item / Motion**:
  - **Motion**: Move to approve the minutes of the previous annual homeowners meeting as presented.
  - **Motion Made By**: Sherrie Bordeaux
  - **Seconded By**: Paul Wise
  - **Vote Tally**: In Favor: _X__ | Opposed: ___ |

2. Financial Report

- **Dues & Expenses Review**: Detailed presentation of current dues collections, operational expenses, and outstanding homeowner balances by Stpehen Goodrich
- **2027 Proposed Budget**: Presentation of the proposed operating budget for fiscal year 2027.
- **Discussion Summary**: Items to be adjusted will be to include funds for work on entrance signs.
- **Action Item / Motion**:
    - **Motion**: Move to approve the proposed 2027 HOA Budget as presented.
    - **Motion Made By**: Jim Mitchell
    - **Seconded By**: Sherrie Bordeaux
    - **Vote Tally**: In Favor: X| Opposed: ___ | Abstained: ___
    - **Outcome**: [X] Approved [ ] [ ] Tabled

3. Operational & Committee Reports

- **Pool Report**: Updates regarding seasonal pool operations, maintenance, and upkeep. Mike Long reported that this was a very good season and thanked everyone who volunteered.
- **Landscaping Report**: Status report on common element landscaping maintenance and contract review by Sadie Hallman. Work will need to be completed this year of cutting trees, kudzu, etc. due to the age of community. Estimates and proposals are in the works.
- **Fine Schedule for Bylaws**: Review of proposed fine schedule for covenant violations to be formally adopted into the community bylaws presented by Sadie Hallman. A detailed list will be sent out to all homeowners to review and a proxy vote will be conducted following.
- **Questions Concerning Fines**: Floor opened for questions and community discussion regarding fines.
- **Discussion Summary**: Lois Hite asked about grass across the street from her and Landscapers will be contacted.

4. New Home Construction & Future Developments

- **DR Horton Development**: Updates provided regarding DR Horton construction status and timeline. DR Horton will not be part of our HOA. It has been a struggle with communicating with them and trying to work together with them to benefit our HOA. The Boat/RV storage area is owned by Jim Oswald. He is no longer renting out spots, current people will still have access. There is a storage area near

the elementary school that has outside lots available to rent-$50 per month-spaces are limited.

- **Moura Homes Development**: Briefing on Moura Homes construction progress and upcoming phases. Plans have been approved by the planning commission. Lowman Ridge is already on file with Lexington County. They are in constant communication with the board and want to be a part of our HOA.
- **Discussion Summary**: Barbara Barr asked about clearing the land and fire hazard. Judy Revels asked questions concerning sizes of lots.

5. New Business

- **2027 Board of Directors Election**: Nominations opened and voting conducted for the 2027 HOA Board of Directors.
- **Discussion Summary**: Ballots were handed out and sealed proxy ballots were taken up and counted by Sherrie Bordeaux and Hazel Short.
- **Action Item / Motion**:
    - **Motion**: Voting was unanimous.
    - **Elected Board Members**:
        i. Sierra Burrows -President
        ii. Rebecca Rodgers-Vice-President
        iii. Sadie Hallman-Secretary
        iv. Stephen Goodrich-Tresurer
    - **Outcome**: [X] Approved [ ] Defeated

6. Adjournment

- **Adjournment Lead**: Rebecca Rodgers.
- **Meeting Adjourned At**: 7:30
- **Action Item / Motion**:
    - **Motion**: Move to adjourn the 2026 Annual Homeowners Meeting.
    - **Motion Made By**: Jim Mitchell
    - **Seconded By**: Jan Shealy

Signatures & Approval

Submitted by:

Sadie Hallman, Secretary
Date: 10/22/2026

Approved by:

Sierra Burrows, President
Date: 10/22/2026