

ANDERSON NEIGHBORHOOD ASSOCIATION ANNUAL MEETING MINUTES

The annual meeting of the Anderson Neighborhood Association, Inc. (the "Association") was convened at 3:00 p.m. on Tuesday, April 18, 2023, at The Reserve Club in Aiken, South Carolina.

Wesley Elijah, President, called the meeting to order at 3:06 pm. Present were Scott Lycett, Vice President, Gary Stebler, Resident Director, Diana Peters, Secretary, and Katherine Cromer, Treasurer. Also present were those members listed on the attached sign-in sheet.

Wesley Elijah, Board President, presented a PowerPoint report detailing the following and including photographs from Anderson Farms and Bridgewater:

- The Association's mission statement;
- Introduction of the officers and directors, including the Architectural Review Board;
- Details of the new Cherry Park;
- Overview of the Hollow Creek Land Preservation property;
- Overview of Bridgewater and Anderson Farms along with common areas;
- Review of the 2023 operating budget;
- Sales and marketing update;
- Introduction of a new website for residents; and
- Future development plans.

The following topics of general discussion were had following questions asked by members in attendance:

- Coggins Test for owners with horses.
- Creation of a Farm Board as contemplated in the covenants.
- Discussion of declarant control.
- Anderson Farms perimeter trail is under construction.
- The Association is responsible for the maintenance of fencing in common areas, and homeowners are responsible for the fencing on their property.
- Parameters for screening RV's and trailers on owners' property are outlined in the covenants and building guidelines.
- Contact will be made with the Walking Trail Group (WTG) to determine if participation is available for Bridgewater and Anderson Farms residents.

- Bridgewater owners have the ability to gate Bridgewater Court with a majority vote in favor by Bridgewater owners. Owners were encouraged to do the research on the cost to owners of installation and maintenance of a gate.
- Specific review and discussion of the 2023 budget and maintenance responsibilities. The operations and expenses of the Association for 2023 are within the budget established for 2023.
- General maintenance of the community, the fencing, and other amenities.

There being no further business, the meeting was adjourned at 4:20 pm.

Respectfully submitted,
Katherine Cromer, Treasurer