

Locksley Woods HOA

Board Meeting

January 13, 2022

1. Meeting called to order by HOA president, Susan Howard at 05:27 p. m.
2. Establishment of Quorum.
3. Members present:
Chelsey Bennett-Russell Property Management-via telephone.
Cali Hardee-Russell Property Management
Susan Howard
Danny Smith
Karen Gilkey
Logan Simmons
Linda Hall
4. Motion made to proceed with fining unit, after appropriate warning letters were sent to replace damaged screen in window. Motion was seconded. All in favor.
5. Motion made to accept HOA meeting minutes from December 9, 2021, after the correction to the name of Southern Restorations to Southern Outdoor Restorations. The reference to this company was that the HOA had accepted their bid for cleaning roofs and gutters for the entire property at a price of (\$2,625.00).
6. Danny Smith, vice president, will keep check on all work orders, to make sure they are completed. Mr. Smith walks our community daily, with weather permitting.
7. The HOA board's treasurer, Logan Simmons discussed the need for a current reserve study, and also the need for the board to come up with new ways of cutting costs such as more energy efficient lighting. The reserve study will help navigate the cost of replacing aging building roofs and the parking lot maintained.
8. Cali Hardee our board HOA representative for Russell Properties will call our pool maintenance man to discuss what is needed to update our pool facilities and any repairs that may need to take place before our next pool season.
9. Motion made to remove the charcoal grills and cement base behind 2229 and 2231 buildings. Fill holes with dirt/grass seed at a price of (\$481.50). Motion was seconded.
10. Motion made to bill homeowners for repairs at the damage fee cost. Unit dryer vent cleaned per owner request at (\$80.25). Unit. Dryer vent cover replaced at a cost of (\$64.20). Unit owner's HVAC maintenance vendor discovered the source of the bird problem as the exhaust vent in the bathroom. The vent was cleaned out and a cage was installed over the cover to prevent animals from getting inside in the future at the cost of

(\$160.00). Unit. was fined (\$1,513.57) for repairs that had to be done due to a leaking water pipe from the kitchen sink and the repair to the drywall that had to be replaced between the floors of unit due to investigating the origins of the leak. Motion was seconded. All in favor.

11. Cali Hardee will get bids on the cost of replacing the pine straw with mulch.
12. Street light discussion is tabled until further investigation of changing to more efficient lighting in stairwells.
13. Susan Howard, HOA president will contact Pair electronics and discuss the repair options needed to the computer router and modem for the pool's electronic monitoring system.
14. Chelsey Bennett, board representative for Russell Properties will get bids on the cost of repairing the fence besides building 2235.
15. The next HOA meeting will be scheduled for February 10, 2022, at 5:30 p. m. at RPM.

Susan Howard, HOA president, adjourned the meeting at 07:00 p. m.

Respectfully Linda Hall