

Locksley Woods HOA Annual Meeting of the Members

Jan 14, 2016

6:00pm

Sheppard Memorial Library

Board Members Present: Helen Pase, Susan Howard, Julia Smith, Frank Tier, and Martha West.
Board Members not present Ralph Thompson

Also present Chelsey Bennett and Rocky Russell

Location: Sheppard Memorial Library

Meeting called to order by Helen Pase, HOA President.

Quorum Established.

Introduction of Board of Directors.

Review of 2016 Profit and loss Budget.

Board of Directors Election Ballot.

Nominations made from the floor Randy Coxs. Motion and seconded it.

Special assessment vote, on vinyl soffits at a cost of estimate of \$25,000 (\$140.00 per unit.)

New Business:

Budget Review:

Review of 2015 and 2016 projects.

Dues increase 5% effective April 1, 2016. \$175.85 per month.

Rocky Russell spoke about the need for vinyl soffits.

Board of Directors Voting results:

Helen Pase: 47

Julia Smith: 34

Randy Coxs: 10

Special Assessment Ballot Results:

Approved: 27

Not Approved: 17

Special Assessment not passed as it was not approved by a 2/3 vote.

Items to be review by HOA Board.

Invoices: to include time in and out, service preformed and cost per hour.

Request to allow for rent signs in windows.

Pool hours and gate operations.

Replacement of grills that were removed. Unit 2219

Power washing, please do not use bleach and better notification.

Questioned asked:

Dues increase.

How many bids are requested for projects?

Newsletter dryer vent est. \$55 vs \$90 for 20mins work.

What will replace pool monitor?

Meeting adjourned at 7:30pm. Next HOA board meeting set for Thu Feb 11, 2016 5:30 pm.

Submitted by Frank Tier 1/18/16

Locksley Woods HOA Annual Meeting of the Members.

Jan 26, 2017

7:30pm

Board Members Present: Helen Pase, Julia Smith, Frank Tier, Martha West, Ralph Thompson and Susan Howard

Also present: Chelsey Bennett, Rocky Russell

Location: Sheppard Memorial Library

Meeting called to order by Helen Pase

Quorum Established.

Introduction of Board of Directors'

Review/ Acceptance of Jan.14, 2016 Annual HOA minutes.

Helen Pase reviewed Roberts Rules of Order.

Nominations made from the floor for Randy Cox name to be placed on the ballot for Board of Directors.

Review of 2017 Profit and Loss budget

New Business:

Review of 2016 and 2017 Projects.

Results of Board of Directors Election Ballot:

52 Properties represented in total, 18 present, 34 proxy.

Frank Tier: 43 votes

Martha West: 39 votes

Kevin Wallace: 36 votes

Randy cox: 13 votes.

Meeting Adjourned at 7:20pm

Submitted Feb 8th, 2017

Frank Tier

Locksley Woods HOA Annual Meeting of the Members

January 23, 2018

6:00 pm

Board of Directors Present: Helen Pase, Julia Smith, Susan Howard, Julie Crippen

Also Present: Chelsey Bennett, Rocky Russell

Location: Alice Keene Building

Meeting called to order by Helen Pase

Quorum Established – 55 properties represented (23 in person, 32 by proxy)

Introduction of Board of Directors

Review/Acceptance of Jan. 26, 2017 Annual HOA minutes

Randy Cox motioned for Nominations/Elections of Directors to be moved to Item IV following the budget. Motion passed.

Board of Directors:

Review of 2017 Profit and Loss Budget

New Business:

Results of Budget Vote: 28% increase in dues proposed. Did not pass. 5% increase will begin in April, 2018.

Results of Board of Directors Election Ballot:

Karen Gilkey 35 votes

Susan Howard 26 votes

Randy Cox 23 votes

Ralph Thompson 2 votes

Open discussion: members asked Board to review insurance coverage deductibles, review landscaping, pond maintenance, review citation letters, parking lot numbering

Meeting Adjourned at 7:56 pm

Submitted January 24, 2018

Julie Crippen

Locksley Woods Annual HOA Meeting

January 28, 2019

Board Members Present:

Helen Pase

Julia Smith

Danny Smith

Susan Howard

Martha West

Linda Hall

Chelsey Bennett-Russell Property Management

Sign in sheet of all homeowners is stored in the Locksley Woods files at Russell Property Management.

Meeting called to order at 6:30 by Helen Pase-president. Quorum was established by attendance (21 properties) and proxies (25 proxies). Helen began her discussion that two board positions were opening up and wanted to know if anyone wanted to nominate themselves for the position. Ralph (Booger) Thompson made a motion to move nominations/elections until after the general discussion, and that he wanted to be considered for a position on the Board – motion passed. Helen went over minutes from January 23, 2018 annual meeting. Motion was made by Joe Olender, to accept the minutes, motion seconded by Jack Bates – motion passed. Susan Howard presented the 2019 budget. There were several questions from the floor concerning the cost of pine straw and the continuing increase in price of the cable contract. Helen asked for a motion to accept the budget. No motion to accept as presented. *Per North Carolina Condominium Act, the budget is ratified unless at the meeting a majority of all the unit owners or any larger vote specified in the declaration rejects the budget. Helen began discussion about a possible change to the pool key system, which is estimate to cost \$3,000.00. Members of the audience questioned how that would help solve the current security issues. Several ideas were exchanged. Helen stated that some of the gauges on the irrigation system were in the process of being replaced, so the lawn would not need irrigation after a rain. Several members discussed the ongoing problem with pet poop not being picked up and disposed of properly. Helen responded that there was action being taken concerning this problem. Ralph Thompson, brought to the board's attention the fact that the escrow account was \$5,000.00 lower this year than four years ago, and stated that the monthly dues needed to be increased, and that the board needs to be putting aside \$7,100.00 toward the escrow monthly, as suggested in the reserve study. The meeting was extended until 8:00 and there were still a lot of questions concerning the pool situation. A motion was made by Ralph (Booger) Thompson to have a second meeting before any decisions/votes were made concerning the pool security or dues increase. Midge Kowalczyk seconded the motion. Extended meeting to within thirty days for discussion and voting for Directors. All present in favor, no one opposed. Meeting adjourned by Helen Pase at 8:00.

Locksley Woods Homeowners

Second Annual HOA meeting minutes

February 27, 2019

1. Meeting called to order by Helen Pase, HOA President, at 6:00 pm
2. Establishment of Quorum:
31 proxies plus 13 properties represented by those in attendance
3. Board of Directors Present
Chelsey Bennett-representing Russell Property Management
Helen Pase
Julia Smith
Martha West
Susan Howard
Danny Smith
Linda Hall
4. Motion made by Jack Bates to accept meeting minutes. Midge Kowalczyk seconded the motion. All were in favor, no one opposed.

The floor was opened for any topic the homeowners wanted to discuss. Among the topics was the increase in pricing of cable on the King Richards side. Contract for cable will be up for renewal in 2021. The board asked for suggestions. Some homeowners are still having parking issues. The parking stickers for cars came into effect in July 2015. Some tenants wanted to know if the rules are being enforced. There was a discussion about the handicapped parking. Dog poop not being cleaned up is still an issue in our community. A trail camera is being purchased with the hopes of helping to eliminating that problem. Dogs are still being seen off leashes. Homeowners that walk daily asked that the roots of trees behind buildings on Locksley Woods side, next to pond, to be covered. The HOA in process of getting bids and then may proceed forward with the project. The HOA board was thanked by a homeowner for their help in increasing the number of recycle bins.

5. Nominations for Director positions open. Those receiving the highest number of votes were elected.
Helen Pase (36 votes)
Julia Smith (37 votes)
Ralph Thompson (1 vote)

Meeting adjourned at 6:50 by Helen Pase

Respectfully Linda Hall