

Locksley Woods HOA

Board Meeting

November 11, 2021

1. Meeting called to order by HOA vice-president, Julia Smith at 05:30 p. m.

2. Establishment of Quorum.

3. Members present Chelsey Bennett-Russell Property Management

Cali Hardee-in coming new manager for Russell Property Management

Julia Smith

Karen Gilkey

Susan Howard

Danny Smith

Logan Simmons

Linda Hall

4. Election of officers

Susan Howard-president

Danny Smith- vice president

Logan Simmons-treasurer

Linda Hall-secretary

Julia Smith -board member

Karen Gilkey-board member

Everyone signed board members agreement

5. Motion was made and seconded to accept the minutes from October 14, 2021, HOA meeting. All in favor.

6. During November property inspection a loose board on the fence besides building 2235 was noticed, Chelsey will get estimates to replace the broken board and also estimates to replace the entire fence.

7. Parking permits are on hold and will need to change if keeping, planning for when the pool season opens for 2022.
8. The board will review cost to have the grills between building 2229 and 2231 removed.
9. Motion was made and seconded to assess damage fees totaling \$2,628.33 to unit . The original leak was reported on 08-23-2021 by the owner of who spotted a spot on her ceiling. the owner of the unit below was contacted and made aware of the spot for which she replied that where it is located below her dining room there is nothing that can leak so it must be an air bubble. November 9, 2021, Russell Property Management received an after-hours emergency call from unit stating there was a leak in there ceiling. After several visits it was determined that the dryer vent pipe for upstairs unit was installed seam side down and then duct taped to seal. The owner of unit did not respond in a timely manner regarding repairs. Repairs completed by HOA vendor to pipe and downstairs ceiling.
10. Motion made and seconded to allow B. T. Carrawan to finish cleaning up any open work orders left unfinished by Hawk Creek Landscaping. B. T. Carrawan's Landscaping contract will officially begin December 1, 2021.
11. Chelsey Bennett will arrange for B. T. Carrawan to attend the next HOA board meeting which will allow the board to discuss with him our current needs.
12. Motion made and seconded to allow up to \$500.00 from Locksley Woods budget to be allocated to purchase and install Christmas lights in the Locksley Woods entrance. Danny Smith and Logan Simmons will supervise the project.
13. Follow up concerns from the annual Locksley Woods HOA meeting was discussed and the board is looking in to replacing streetlights with LED and/or installing extra lighting in very dark areas of our community. Our homeowner's safety is at the top of our priorities.
14. The next HOA meeting will be scheduled Thursday, December 9, 2021, at 05:30 p. m. at RPM.

Susan Howard adjourned the meeting at 07:25 p. m.

Respectfully Linda Hall