

Westhaven South Phase 4 Annual Meeting 1/27/20 Minutes

A quorum was established and the meeting was called to order by Sabrina Colella, president, at 6:00 p.m. Attending: residents- Sabrina and Stephen Colella, Ruth McCorkle, Randy and Terry Jones, Carl and Joyce Bennett, Brandon Morrison, Brian Cox, Peggy and Jim MacDaid. Also attending: Amanda Blomefield, Management Support representative for Russell Property Management.

The 2020 budget was reviewed and approved. Mr. Cox questioned the landscaping costs of \$1500, as the landscaping is only done for 6 months of the year. Ms. McCorkle noted the board had recommended that Ms. Blomefield obtain additional bids last year but the bids were higher. Therefore the board determined the current company, Creative Cuts, contract be continued. The board did request Ms. Blomefield to approach the owner and request a 6 month contract. The owner was agreeable to mowing the grass around the pond and cleaning out the pond twice monthly at a cost of \$70 per month from April through September. Therefore, Ms. Colella made a motion, seconded by Ms. McCorkle, that Ms. Blomefield pursue a six month contract with Creative Cuts. The members voted unanimously for this to be done. The landscaping cost would therefore be reduced to \$840.00 for the year. The new contract will be effective beginning in April, 2020, as a 30 day notice to Creative Cuts of the changes must be made under the old contract.

Ms. Blomefield noted the City of Greenville does a mandatory annual inspection of the retention pond at a cost of \$300, payable by the HOA. Overgrowth of trees and plants including invasive plants is done annually by LDCC and more often, if necessary.

Mr. MacDaid noted that there has been a decrease in foot traffic from people not in the HOA community, but there continues to be a problem with someone throwing debris, primarily beer cans, at the edge of the woody area bordering the city park. He asked if increased, randomized patrols by the Greenville police be undertaken. Ms. MacDaid noted an increase in trash primarily bottles of all sorts, balls and paper in the pond. Ms. Bloomfield will request Creative Cuts remove the trash as soon as possible, as this is part of their current 12 month contract.

Randy & Terry Jones and Mr. Cox noted they continue to have problems with folks cutting through behind and between their houses, usually on bikes, usually coming from the undeveloped tract of land abutting their properties. They were advised to notify GPD when this occurs. Ms. McCorkle noted the No Trespassing signs were installed to prevent outsiders from using the pond for any purpose and that notification of the no trespassing notification is included in the OWINA newsletter. Residents were advised to

call GPD if they noted violations. Ms. MacDaid also noted there had been several reports of property crimes in the adjacent communities and that if residents see something GPD be notified. Mr. Cox noted the Next Door program is a valuable source of rapid notification of such problems as well as information such as lost pets, etc. It was also noted that the BCW Neighborhood Group served similar purposes. Mr. Cox, a Next Door member, agreed to invite the HOA residents to join the group.

Elections were then held. Only the Secretary/Treasurer position (one year term) was up for consideration. There were no nominations from the floor and Peggy MacDaid was again elected unanimously as Secretary/Treasurer for the term of 2020-2021. Continuing to serve as President is Sabrina Colella and as Vice President, Ruth McCorkle. Ms. Colella's term will end in 2022; Ms. McCorkle's in 2021.

The annual meeting was adjourned at 6:45 p.m.