

South Ridge Homeowners Association Annual Meeting Minutes
Tuesday, April 8, 2014

Board members/Officers in attendance: Nadine Binkley, Jean Spong, Crystal Laremore,
Julie Tucker, Pam Sides, Bob Daniels, Dawn Poaletti

7:20 pm – Julie T. call to order

Prior to the start of the meeting, Mr. Rocky Russell of Russell Management answered any questions pertaining to the hiring of the management company.

Julie Tucker who conducted entire meeting – Introduction of all board members and officers and thanked all those who were in attendance.

Slide show presentation on our efforts to maintain covenants was given.

1. Bob Daniels – Treasurer’s Report 2013, Budget for 2014 (see attached paperwork handed out at meeting).
2. Quorum was not reached to vote on dues increase so another meeting will be held at a near future date.
3. Nominations for Board Member for 3 year term – Crystal Laremore only name given. Secret Ballot carried out. Crystal Laremore was voted in by unanimous vote of 43.
4. Nominations for President were Julie Tucker and Mike Buck. Voting came in as 49 for Julie Tucker and 3 for Mike Buck, 3 were unmarked.
5. Vice President – Helen Parker only one nominated and unanimously voted upon by acclamation.
6. Secretary – Starla Early only one nominated and unanimously voted upon by acclamation.
7. Treasurer- Bob Daniels only one nominated and unanimously voted upon by acclamation.
8. Volunteer sign-up sheet passed around for any committee in the community.
9. Open forum:
 - a. Anne Brewer asked if white fence was now approved. The placement/style of a white fence still needs to be approved by architectural committee.
 - b. Martha Outlaw brought up issue of wood fencing style being obsolete and now requires to be custom made. Karen Brock stated that her fence was recently repaired at a minimal cost and so there is a reasonable solution to this issue.
 - c. Mike Spong suggested an increase in dues on a regular basis to keep up with rising costs of all other services.
 - d. Anne Brewer questioned the drainage issue that causes her yard to flood in strong downpours. Mike Buck shared history of the cause and it is because the drainage at the railroad track is the issue. It would require a major process to get the railroad company to make corrections. As a board we have visited with the Town of Winterville on many occasions. The Mayor and Town Council are aware of this problem. She mentioned could some notice be given that states when street is flooded that drivers should slow down.

- e. Shammara Johnson asked about changing of covenants. We cannot revise the covenants until 2017 but changes to rules.
- f. Martha Outlaw would like to have the HOA dues increased by merit instead of regularly. **She also requested the Board file a class action suit against the railroad company.**
- g. Mike Buck wanted to make sure that revenue was matched to expenses for the current year and did not include future revenues. Rocky Russell confirmed that this is how it will be done.
- h. Ainee Fladenmuller commented about drainage and a suit would require action against the Town of Winterville and prove responsibility. She also brought up that she would like to see more being done if the dues are being increased over 100% just to cover keeping the books and sending out letters.
- i. Mike Buck mentioned about drainage that the railroad was there first and it will be Winterville's responsibility. Railroad requires insurance to repair the culvert and therefore the Town is not pushing the issue because of all that is required. There is another solution that would not involve the railroad. Julie Tucker mentioned that this will be a board priority this year.
- j. Crystal Laremore stated that having a management company would prevent other homeowners from taking retribution for violation letters being sent.
- k. Martha Outlaw motioned to close discussion on railroad and requested Board to pursue action to fix the issue.
- l. Julie Tucker commented that Mr. Russell's company will relief the Board and Covenant Committee from so many hours of personal time consumed each month.
- m. Mike Blanck asked that if raising of dues is not passed and Russell Management is not hired for 2015 could we reinstate the welcome baskets and Christmas party? We cannot determine until we know for sure.
- n. Martha Outlaw agrees that a professional management company is needed, but were there open bids requested. There were no bids, however, there were several proposals received and requests bids be taken for 2015. Shared her disagreement with how covenants have been enforced last year. There are no standards on what can be done. She recommends a list being published stating standards instead of opinion on how things should look. Julie Tucker commented that the Board was trying not to be specific. This is why we had a Covenant Committee of three. The Board has the legal right to interpret the covenants. Mike Buck mentioned that most changes were required to be approved by the architectural committee. Rocky Russell stated that there will be a specific listing in order for his company to enforce. Some items, such as mold on home, will be a judgment call. Julie Tucker commented that no homeowner has an idea of who has been sent a letter and therefore should only be concerned about their personal property. If any homeowner is concerned about violations of another property, the Board welcomes your bringing to their attention.

Meeting adjourned 9:20 pm

South Ridge Homeowners Association Special Meeting Minutes
VOTING for/against Rocky Russell Property Management for 2015
Tuesday, June 3, 2014 @ 7:00 pm @ Moose Lodge

SR Board Members In Attendance: Julie Tucker, Bob Daniels, Starla Early, Crystal Laremore, Jean Spong, Helen Parker ***RPM representative Michelle Johnson

***24 homeowners (1 came in after ballots were taken, Lyn Jacobson); 23 voters (some voters having more than one property; therefore receiving one ballot per property and/or per proxy)
***22 proxies were collected but only 18 proxies could be used due to the following: 1-Kay Hines had given a proxy twice, 2 and 3-Frederic Fladenmuller and Cheryl Adams attended and voted (proxies for them were omitted), 4-Beverly (Ann) Mason had given her proxy to Chris Ellis, but he did not attend the meeting

6:57 pm Julie Tucker – call to order

J. Tucker – Reintroduced board members and stated the purpose of this meeting (to vote on retaining or not retaining Russell Property Mgt. (RPM) for 2015

Annual Meeting - 1st Mtg on 4/8/14 - Quorum WAS NOT met. We needed 58 (60% of 96 units), with 2/3rds voting (39 votes needed). Since quorum wasn't met (we had 56 homeowners/proxies), a 2nd mtg needed to be held.

2nd Mtg on 6/3/14 – Quorum WAS met. We had 53 total homeowners/proxies. SRHOA needed 29 homeowners present (1/2 of the 1st quorum), with 2/3rds voting (20 votes needed). Since the number of homeowners/proxies was 53, 2/3rds of this was needed in order to retain Rocky Russell Property Management (RPM) for 2015. This means 36 votes were needed ($53 \times .6666 = 35.3298$).

[J. Tucker – Explains that an “X” or “check” is needed by RPM to count as a vote for RPM, or individuals may vote “NO” by writing “NO” or checking the empty box beside the blank.]

When the secretary, Starla Early, initially gave quorum (45 present, need 31 votes) J. Tucker corrected Starla by stating that $45 \times .6666 = 29.997$; therefore, SRHOA would need 30 votes to retain RPM for 2015. Karen Brock collected the ballots. Mike Blanck asked about having an open discussion. J. Tucker reminded him of the purpose of the meeting and explained that although there may not be 45 “warm bodies” present, homeowners have been given proxies so they can vote for other HOs. J. Tucker also reminded attendees that only 29 homeowners/proxies were needed and we met quorum. Linda Ross asked to see proxies and how HOs voted. Several board members clarified that individual votes cannot be seen. Karen Brock and Pam Sides counted the 54 total votes (39 “YES” and 15 “NO”).

[Jean Spong spoke briefly about the community yard sale on June 7th @ 7:00 am. It will be advertised in the newspaper on Friday and Saturday. J. Tucker introduced Michelle Johnson, representative of RPM.]

Upon recount, Starla Early notified the attendees that she had not included the 10 votes for the ABC Family. Therefore, the initial quorum of 45 was incorrect. Starla stated that the quorum should have been 57 (37.9962 votes needed), **but in fact quorum was 53 once proxies and HOs sign-in sheet were rechecked (35.3298 votes needed)**. S. Early found that Kay Hines was listed twice for receiving a ballot (i.e., Julie Tucker and Linda Barnes had a ballot for Kay Hines.). Although 54 ballots were collected, only 53 were counted. After retracting Julie Tucker's vote for Kay Hines, quorum was 53. Instead of the original 39 HOs voting “YES”, **38 homeowners voted “YES” and 15 voted “NO” to retain RPM for 2015**. Since 36 votes were needed, the 38 votes “YES” means SRHOA will retain RPM for 2015.

7:16 pm – J. Tucker announced that the vote carries, RPM would be retained for the fiscal year 2015, and she thanked everyone for coming out to vote. 7:36 pm – SRHOA board members verified number of ballots, proxies, HOs signing in, etc. and adjourned.

South Ridge Homeowners' of Winterville ANNUAL Meeting Minutes

Tuesday, April 21, 2015 @ 7:00 pm @ Moose Lodge

IN ATTENDANCE: Julie Tucker (president), Helen Parker (vice president), Bob Daniels (treasurer), Starla Early (secretary), Nadine Binkley (board member), Crystal Laremore (board member), Rocky Russell and Chelsey Bennett (RPM)

CALL TO ORDER: Julie Tucker, 7:00 pm

1. *Welcoming and Introduction of Current Board Members/Officers* – J. Tucker (president); each person gave brief information about him/herself

2. *Quorum* – 26 ballots, 1 proxy; quorum was met.

3. *Approve Minutes*

- a. Karen Brock motioned to approve the April 8, 2014 Annual Mtg minutes, Dawn Poaletti seconded, no discussion, ALL in favor.
- b. John Early motioned to approve the June 3, 2014 Special Mtg minutes, Brad Snowney seconded, no discussion, ALL in favor.

4. *Nominations & Elections* –

Dawn Poaletti inquired about why the ballot had a line for the voter's signature since it was supposed to be a "secret" ballot. Julie Tucker let voters know that HOs/voters did not have to disclose their name unless s/he wanted.

- a. Directors - Nadine Binkley briefly spoke about **Cheryl Adams**, who was the only person nominated to be a board member (3 yr term). Helen Parker briefly spoke about **Kathryn Pacha**, who was the only person nominated to be a board member (1 yr term – following Jean Spong's 2 yr term). No additional nominations were presented by the HOs present. Both Cheryl and Kathryn were voted in by unanimous vote of 27.

Rick Barnes motioned to close nominations, Nadine Binkley seconded, no discussion.

- b. Officers – All nominations were taken from the floor, no second needed for nominations.

Crystal Laremore nominated **Julie Tucker (president)**; Julie was the only one nominated and unanimously voted in.

Pam Sides nominated **Helen Parker (vice president)**; Helen was the only one nominated and unanimously voted in.

Nadine Binkley nominated **Starla Early (secretary)**; Starla was the only one nominated and unanimously voted in.

Crystal Laremore nominated **Bob Daniels (treasurer)**; Bob was the only one nominated and unanimously voted in.

Helen Parker motioned to close the nominations, Susan Howard seconded, no discussion.

5. *Treasurer's Report* –

Dawn Poaletti asked if there was an increase per door RPM was charging. Response: The budget was for 9 months and SRHOA had not paid for full year of RPM services at that time.

John Early moved to approve the 2015 Annual Budget, Crystal Laremore seconded, discussion took place.

DISCUSSION:

Homeowner asked about the landscaping contract and fees. Patricia Williams asked about a timeframe by which the landscaping company would respond to our neighborhood needs in regards to mowing/weeding. Response: SR has signed a 1 year landscaping contract with JP Harrell. Current charges - \$40 to cut the grass per 2 wks (in season), \$100 to weed and spray.

Homeowner asked if the board took bids. Response: Yes, SRHOA/RPM got bids for landscaping. Karen Brock mentioned that her brother in law had given an estimate, but was not hired.

Dawn Pioletti asked about \$1000 office supplies/postage/printing and copying. She mentioned that she'd like to see the budget adjusted to areas of need such as maintaining the bushes at each entrance. She asked if \$300-400 go to landscaping since neighborhood appearance is part of property assessment values. Response: Funds are delegated to violation letters. Hopefully violations will be far fewer this year which will reduce printing/postage costs.

Julie Tucker gave praise to RPM and noted the change in the violation letter ("warning" letter sent vs. a more aggressive violation letter).

No further discussion took place, budget was approved.

6. Annual Report

- a. Julie Tucker reminded HOs that all correspondences regarding violations need to be in writing to RPM. She mentioned that \$390 in fines were collected from April 2014 until now. She also noted that board members/officers had volunteered approximately 22 hrs and 40min of time to board mtgs. Julie noted that she spoke to Travis Welborn of Winterville Public Works re: drainage. Debris from ditches have been removed/cleared creating improved waterflow. SRHOA will keep an eye drainage improvement or lack thereof. Julie reminded HOs that changes to shutters and storm windows (ex. painting them) cannot be made without approval from the Architectural Committee (Mike Buck, Mike Spong, Charles McGowan).
- b. Dawn Pioletti asked if the Architectural Committee approved the new home in Kevin Circle. Response: Yes, all three committee members approved the construction 3029 A and B.
- c. Nadine Binkley reminded HOs that the Covenants were written in 1997 and cannot be changed until 2017. She noted that the "board" did not make these initial decisions but the board is trying to enforce the covenants and be harmonious. Julie Tucker mentioned that the board can more clearly define the covenants, as requested by HOs in past annual mtgs.

7. Open Forum**a. Topic: Architectural Structures**

Helen Parker referred to pg. 10 in Covenants – "outside buildings" need to be approved by the Architectural Committee; any storage building or fence needs approval of Arch. Comm.

Patricia Williams asked about buildings in your backyard. She inquired about whether this would be taxable relating to mortgage. Bob Daniels addressed this stating that the covenants referred to a separate standing building, the size and type of PVC would need to be approved by the Arch. Comm.

Nadine Binkley commented that the height of fences would also need approval from the Arch. Comm. Julie Tucker reiterated that HOs must maintain their original wooden fence or gain the Arch. Comm.'s approval for a white PVC fence.

Rick Barnes inquired about perimeter fences and property burns. Response: HO's pay for maintaining and/or purchasing new fence. Fences are not taken care of by the SRHOA. Rick asked how far the perimeter fence was from each home. Response: REFER to Covenants Sec. 9 "easements". Dawn Pioletti stated the property line is the fence.

Patricia Williams asked about party walls being shared by HO's. Response: Survey rods/posts are along both sides of the fence, indicating that the fences sit on property lines. REFER to Covenants pg 8, Sec. 2.

Julie Tucker suggested that each HO know where their posts/property line is before putting up a new fence. She reminded HO's of Rule 7 – HO w/o neighbors are solely responsible for their fence.

b. Topic: **Landscaping**

Linda Barnes asked if landscaping needed approval. Response: Refer to Rule 6 – All shrubs, cultivated vines and living plants shall be maintained in a pruned not overgrown manner. Dead shrubs, vines and weeds shall be removed from the property.

Pam Sides asked if HO needed approval for replacing bushes. Response: The neighborhood needs to keep uniformity. It is best to ask approval prior to purchasing and installing new landscaping, including bushes that may be different than the majority in the neighborhood.

Helen Parker commented that Speight Farm was not sharing the responsibility of maintaining fencing alongside the property.

c. Topic: **Weed Killer**

Mike Blanck expressed his concern regarding the use of "Round Up", in particular, when spraying weeds in the neighborhood and/or at both entrances. He shared that "Round Up" has carcinogens and asked that the board contact the Dept. of Agriculture to see if there is a different pesticide that might not be as harmful to our health. Response: Julie Tucker commented that Mike's concern was an individual issue and recommended he call the Dept. of Agriculture if he has a concern. The board will ask JP Harrell what he specifically uses for weed killer.

d. Topic: **Neighborhood Christmas Party**

Mike Blanck would like to reinstate monies for a community Christmas party using the increased dues. Response: Nadine Binkley shared that the increase in dues was to hire RPM and there is not a lot of extra money. Julie Tucker shared that she was saddened by the omission of the Christmas party. Nadine Binkley stated there simply weren't enough funds to have the party last year. Bob Daniels shared that approx. 48 HO's signed up to attend, but only 21 showed, costing SRHOA approx. \$1447 for 21 people. An abundance of food was wasted. Bob Daniels and Crystal Laremore noted that there are additional costs to consider when planning and preparing for an event such as the Christmas party (ex. building rental, paper goods, notification letters, bids for catering, prep and setup, etc.).

Susan Howard suggested that we consider having a "potluck" dinner. John Early suggested that the board act as facilitators, requesting for volunteers to plan/prepare but the board could purchase the meat/entrée.

Ainee Fladenmuller commented that the board needs to consider what HO's are saying in regards to community events and not just be checkers of violations. She shared that the board used to plan neighborhood events (ex. block party, Christmas party, inviting the Police Dept.), and she would like for the board to plan more community events.

Susan Howard stated that she is a Moose Lodge member and could get SRHOA a discounted rate for room rental.

Pam Sides commended that board for their hard work and dedication.

Motion to Adjourn - 8:47 pm - made by Linda Barnes, Rick Barnes seconded, discussion took place. Dawn Poaletti asked if RPM is responsible for checking signs for maintenance needs. She asked if SRHOA could delegate this responsibility to RPM. Reponse: Rocky Russell said that they would check the entrance signs whenever they come for the monthly violation check. Rocky stated that potholes and drainage issues would need to be addressed by individual HO's or the SRHOA.

Julie Tucker reminded HO's that the board only meets once a month and sometimes concerns are addressed more quickly if each HO contacts the necessary parties that can resolve the specific issue(s). Re: Julie contacting Travis Welborn about ongoing neighborhood drainage concerns and Winterville Public Works finally responding to this issue.

Julie Tucker shared how much she appreciates Kathryn Pacha's and Cheryl Adams' willingness to serve as board members, and she thanked all HO's for attending.

Motion to Adjourn revisited – 9:00 pm – made by Linda Barnes, Rick Barnes seconded, no further discussion, ALL in favor.

Next Meeting Date: SRHOA board mtg will be **May 11, 2015 @ RPM @ 7:00 pm**

South Ridge HOA of Winterville Annual Meeting Minutes

Monday, April 19th, 2016 @ 7:00 pm @ Moose Lodge

1. CALL TO ORDER: 7:03 PM – Helen Parker (VP)
2. Quorum – Board Members - IN ATTENDANCE: Helen Parker (VP), Bob Daniels (Tr), Starla Early (Sec), Crystal Moore (Bd Mbr), Cheryl Adams (BdMbr)
HOs: 10% of membership – 24 total homeowners present/proxies (properties represented)
*one HO - T.McKeel joined the meeting after the approval of nominees and their position(s)
3. Prior SRHOA Annual Mtg Minutes – April 21, 2015
 - a. Karen Brock motioned to approve 4-21-15 annual minutes, John Early 2nd; minutes were approved by all homeowners present, no further discussion, ALL in favor, no one opposed.
4. Nominations and Elections
 - a. Directors (3 year terms) – 1) Debbie Brantley *new nominee, 2) Cheryl Adams, 3) Crystal Moore
 - b. Officers (1 year term) – **President** _____ (position still open)
Vice President – Helen Parker
Secretary/Treasurer (combined position) – Valentina Holder
 - c. Due to there being only a single nominee for each position, John Early motioned to approve all nominees for the director and officers' positions, Crystal Moore 2nd. No discussion. All homeowners present approved the nominations, no one opposed.
5. Treasurer's Report
 - a. 2016 Annual Budget - John Early motioned to approve the treasurer's report, Karen Brock 2nd, no discussion. budget passed with ALL in favor, no one opposed.
 - b. Dawn Poaletti inquired about 2015 actual Miscellaneous; Are past violations up to date? *Chelsey will email break down of Miscellaneous. D. Poaletti inquired about MM account. Response: MM account from the past has been closed.
6. Open Discussion
 - a. Anne Brewer – re: drainage easements; HO removed fence so the City of Winterville could repair
 - b. Bob Daniels – re: paving of center line down Emily Dr.; contacted Ron Cooper; response – the main road through the neighborhood will be resurfaced and potholes filled
 - c. Dawn Poaletti – gave thanks to the board and to Julie
 - d. Karen Brock – appreciates the secretary's detailed minutes (posted online)
 - e. Susan Howard – dog poop “pick up” concerns; Anne Brewer – suggested signs for dog poop ordinances; D. Poaletti motioned to send a separate letter of notification to HOs regarding dog poop and city ordinance, Mike Blanck 2nd, discussion took place. Nadine Binkley commented that it's difficult to actually observe who is allowing their dog(s) to poop. D. Poaletti withdrew her motion. Susan Howard motioned to send an email to the homeowners relaying information to tenants, Crystal Moore 2nd, no further discussion, ALL in favor, no one opposed.

- f. Tamara McKeel – re: Community Yard Sale; Tamara McKeel motioned to send an email to HOs about having a community yard sale on May 21st, Cheryl Adams 2nd, discussion took place. John Early recommended that it be an organized event, not just random throughout the year. ALL in favor, no one opposed.
- g. Valentina Holder – re: speed bumps – B. Daniels discussed with former Chief of Police; response we have to have 1000+ cars traveling on/through road before speed bumps are considered. N. Binkley – SRHOA board has spoken to City of Winterville in the past; City hasn't been that responsive to our community concerns. Neighborhood stop sign was erected, along with "high water" sign. John Early motioned to contact the City of Winterville and/or Police Dept. in regards to dangerous traffic patterns in the neighborhood and on Emily Drive – traffic calming device needed, Karen Brock 2nd, no discussion, ALL in favor, no one opposed. *RPM – Chelsey will contact Winterville Police Dept.
- h. D. Poaletti suggested to erect a sign that states there is "video surveillance" in and throughout South Ridge. This may eliminate the traffic and dog feces issue.
7. Motion to Dismiss – 7:58 pm, motion made by Crystal Moore, Bob Daniels 2nd, ALL in favor.

Next Meeting Date: Monday, May 9th, 2016 @ 6:00 pm @ RPM



Annual SRHOA Meeting
April 19, 2017 @ 7:00 pm Moose Lodge

The Annual Southridge Home Owners Association meeting was called to order at 7:01 pm by Dawn Poletti (President)

The quorum-Board Members – **In Attendance:**

Dawn Poletti (President)

Helen Parker (Vice President)

Valentina Holder (Secretary/Treasurer)

Debbie Brantley (Board Member)

Cheryl Adams (Board Member)

Membership total (98) # for Quorum 1/10= 10

Properties present (19) # of Proxies (14) Total (33)

Prior minutes were read. Karen Brock motioned to approve minutes as read. Second by Ann Brewer. All were in favor and there was no further discussion.

Nominations and Elections

Karen Brock nominated and selected to be a new Board Member for 2017 until 2020.

Treasurers Report

2017 Annual Budget discussed and motioned to be accepted and approved by Bob Daniels. Second by Rick Barnes. All were in favor and there were no further discussion.

Open Discussion Items

A. Belinda Howard wanted to discuss the regulations regarding open garages.

B. Concerns regarding parked on grass discussed. with the White Van

C. Concerns regarding _____ with unlicensed vehicles remaining on the property without being used also discussed.

D. Other violation/concerns discussed were: Beer bottles being thrown out on various properties and Dawn suggested that those that litter in our subdivision be reported to the police as soon as possible and to include in your report a picture, if at all possible. Dawn also stated that she would address this specific concern with RPM.

E. Concerns with _____ with out of control and overgrown bushes, grass and dead bushes on the front lawn was discussed.

F. It was also noted that _____ passed away on February 7th. He was a Councilman for the Town of Winterville and was extremely instrumental in helping get the lines and repavement of Emily drive along with the assistance of Mr. John Hill, who took his place.

G. *NEXT DOOR* online website is now up and available. Dawn encouraged all home owners to complete a postcard and pass it on to those in the division if their information was not listed on it. This is forthcoming so be on the “look out” in your inboxes.

H. Susan Howard suggested that we have a Community Yard Sale. It was discussed and agreed to convene on June 3, 2017 regardless of rain or shine. Helen Parker second the motion.

In addition to the discussion, date agreed upon for the Community Yard Sale, Karen Brock asked if the Association would pay for an Ad in the Newspaper, advertising the Community yard Sale. Susan Howard second the motion. All were in favor and there were no further discussion regarding the Community Yard Sale.

The New 2017-2018 South Ridge Homeowners Association Board are as follows:

Dawn Poletti-(President)
Helen Parker – (Vice President)
Susan Howard (Secretary)
Pam Sides (Treasurer)
Karen Brock (New Board Member)

With no other issues to discuss, Bob Dail motioned to adjourn. It was second by Debbie Brantley. The Southridge Homeowners Association Annual meeting adjourned at 7:54 pm.

Next Meeting Date: Tuesday, April 17, 2018 @ 7:00 pm at the Moose Lodge.

**South Ridge Homeowner's Association
Meeting of Members
April 17, 2018**

Welcome and Introductions

The annual South Ridge Homeowners Association meeting was called to order by Dawn Poaletti, President, at 7:00 p.m. After welcoming members who were present, she introduced herself as well as the following board members:

Helen Parker, Vice President
Pam Sides, Secretary
Susan Howard, Treasurer
Cheryl Adams, Board Member
Debbie Brantley, Board Member
Karen Brock, Board Member

A quorum was established, with 17 properties represented in person and proxies representing five more properties. After establishment of a quorum, three more property owners arrived.

The minutes from last year's annual meeting which were distributed as members entered were reviewed and a motion was made by L. Barnes to approve the minutes as they stood and seconded by R. Barnes. All were in favor, and there was no further discussion.

Nominations and Elections

D. Brantley nominated L. Barnes to the position of board member as C. Adams has served a three-year term that has now expired and her seat needs to be filled. P. Sides stated that she was no longer able to serve as secretary, vacating that office. S. Howard commented that, because of other obligations, that she would no longer be able to serve as secretary/treasurer; she, however, stated her willingness to assume the office of vice president. R. Richardson stated her interest in serving in the joint position of secretary/treasurer. Results will be announced following the collection and count of the ballots.

Treasurer's Report

Members reviewed the 2017 – 2018 budget. It was noted that 2017 carried over a net profit of \$2,448.24, some of which included homeowners' 2018 dues paid before the end of that calendar year. C. Proctor asked for what purpose the funds that were kept in reserve were used. D. Poaletti replied that they could be used for such things as additional landscaping, signage at the entrances, or repair of the bricks. It was noted that there would be no increase in dues for 2018. J. Early made a motion to approve the budget, and C. Proctor seconded it. All were in favor of accepting the

budget for 2018.

Open Discussion

M. Blanck reported that a bathroom vent previously had been installed incorrectly on his home instead of a dryer vent that caused the vent to be filled with lint, creating a fire hazard. S. Howard stated that emails had been sent out to homeowners advising that they check vents, siding, roof materials, etc. every seven to ten years. R. Barnes suggested that there be a one page memo listing the things that homeowners should check on regularly. No motion followed his suggestion, however, and the next topic was introduced.

The board had previously discussed basketball goals and what should be done about them in order to maintain a neat appearance in the neighborhood. D. Poaletti opened a discussion about this in hopes of getting a consensus from the members. C. Proctor expressed her concern that since there is a lot of drive through traffic that the goals alert possible predators that there are children in the neighborhood and could place them in harm's way. R. Richardson supported the need for families to have basketball goals as a way of providing a safe, fun activity for their children. It was also discussed that because the base of the goals are either filled with sand or water, that they are quite heavy and would be difficult to move to an area behind the house. After a robust discussion J. Early made a motion to notify homeowners and renters that the goals must be laid down after use. R. Barnes seconded the motion, and all were in favor.

Another subject discussed at a recent board meeting concerned the need to either replace screens that had been damaged or to remove them entirely from the windows in the front of homes. D. Poaletti introduced this topic in order that opinions could be heard from members and a consensus obtained. S. Howard stated that she felt that screens on the front of homes throughout the neighborhood helped maintain property values. R. Russell added that while most of the homes that he manages are townhomes built by the same builder that maintaining uniformity is an asset. J. Early concurred and suggested that we include in the wording of a motion the need for uniformity as a way to maintain property values. P. Sides noted that not all homes throughout the neighborhood currently have screens on the windows as it appears that screens were not initially installed. Several others agreed. R. Barnes made a motion that the windows on the front of homes in South Ridge are to have screens maintained or replaced if originally installed. R. Swartz seconded the motion, and all approved.

D. Poaletti reminded those in attendance that Winterville now has a Market on the Square on Thursday nights where local foods, vegetables, and other goods can be purchased.

R. Swartz expressed concerns about trash blowing and cigarette butts scattered through the neighborhood. C. Proctor expressed concern about mailboxes. Mailboxes are often not closed securely when mail is delivered, and mail at times is delivered to the wrong address. It was suggested that she call the postmaster at the Winterville Post Office and relay her concerns.

Several residents addressed the need for better animal control in our neighborhood. Of particular concern were feral cats. It was suggested calling Winterville Animal Control who will be able to set humane traps that can capture these animals and remove them from the neighborhood. Reports were also made of dogs that have displayed vicious behavior. Animal Control or the Winterville Police Department can be called with concerns for the safety of residents, their children, and other pets when animals are perceived to be dangerous or a nuisance. J. Early suggested that a letter be sent to the owner of aggressive dogs and a fine imposed; pictures can be taken and submitted to C. Bennett at RPM. A reminder was given that all pets, including cats, must be kept on leashes when not on their owner's property.

The slate of officers and board members for the South Ridge Homeowners Association was announced following a count of the ballots. Dawn Poaletti will remain President. Susan Howard will be the new Vice President. Renee Richardson will fill the position of Secretary/Treasurer. Linda Barnes will join Debbie Brantley and Karen Brock as the third Board Member

D. Poaletti announced that the South Ridge Community Yard Sale will be held on May 19, 2018. The HOA will pay for advertisement, and all are encouraged to participate.

M. Blanck and R. Richardson suggested that the neighborhood plan something fun, such as a community picnic or block party. J. Early recommended that a couple people coordinate a get together and ask the Winterville Police Department to host it as they have done in the past. S. Howard encouraged residents to attend a Fun Day hosted by the Moose Lodge in September.

R. Barnes made a motion that the Annual Meeting be adjourned and M. Blanck seconded it. All were in favor, and the meeting ended at 8:13 p.m.

South Ridge Homeowners Association of Winterville, Inc

2019 Annual Meeting Minutes

April 16, 2019

7pm at Moose Lodge

Attending: Dawn Poaletti, Karen Brock, Debbie Brantley, Susan Howard, Renee Richardson,

Not present: Linda Barnes

Meeting was called to order at 7pm by Dawn Poaletti.

- I. HOA gave thanks to Moose Lodge for hosting the South Ridge Annual Meeting.
Current board members:
Directors- Linda Barnes (2018-2021), Debbie Brantley (2016-2019), Karen Brock (2017-2020)
Officers-President: Dawn Poaletti, Vice President: Susan Howard, Secretary/Treasurer- Renee Richardson
- II. Establishment of quorum (10% of membership in person or proxy)
- III. Approval of 2018 Annual Meeting held on April 17, 2018. Motion to approve minutes by Susan Howard, motion second by Debbie Brantley. All in favor. Minutes approved.
- IV. Nominations and Elections. Each person won with 19 votes each
 - a. Board of Directors (3 year term): Debbie Brantley
 - b. Officers: President (1 year term)-Susan Howard
 - c. Officers: Vice President (1 year)- Belinda Howard (nominated by Karen Brock)
 - d. Officers: Secretary/Treasurer (1 year)- Renee Richardson
- V. Treasurer's Report
 - a. Reviewed budget. Discussed homeowner dues paid for property management company and maintenance of 4 entrance signs (ie landscaping, pressure washing). Robyn Schwartz questioned if using solar lights for entrance signs would reduce overall maintenance costs. Property management fees have increased but no increase in homeowner fees. Homeowners will continue to pay \$110/year for dues in Jan of each year.
 - b. Motion to approve 2019 budget by Robyn Schwartz. Motion second by Pam Sides. All in favor. Budget approved.
- VI. Annual Report-reviewed
- VII. Open discussion
 - a. Dawn Poaletti announced that Laurie Ellis extension has opened and this should decrease traffic throughout our neighborhood. Fredric Fladenmuller was concerned about how this may affect our neighborhood. Robyn Schwartz commented that National Guard needed this route to get to Hwy 11 quickly. Fredric Fladenmullen questioned if this would increase our property value.

- b. Comprehensive Land plan in Winterville is underway so will start to see more changes in Winterville especially on Hwy 903 area into Main St. A new subdivision will be coming into Winterville. 87% of people who live in Winterville own their homes vs rent.
 - c. Robyn Schwartz suggested bringing Christmas/holiday party back for 2019 and/or picnic for Sept 2019. HOA board will discuss on next meeting.
 - d. Dawn Poaletti-Neighborhood yard sale will be on May 18, 7am-until. We will need 4 new signs. Robyn Schwartz wanted to make sure signs will be made to put by Hwys. Fredric Fladenmuller was curious if this year's yard sale coordinated with Winterville yard sale as it has in the past. Belinda Howard will put ads in Greenville and Ayden newspapers. Dawn Poaletti answered Fredric Fladenmuller's questions about when signs are put out- signs are placed 1 week in advance.
 - e. Robyn Schwartz commented to homeowners to talk to postmaster when forwarding mail and not to do online; she had a bad experience when completing this task online.
 - f. Mike Blanck commented that mail also needs to have "A" or "B" on it but if note- this should be ok to give to your neighbor.
- VIII. Meeting adjourned at 7:33pm by Mike Blanck. Motion second by Robyn Schwartz. All in favor.

South Ridge Homeowners Association of Winterville, Inc
Annual Meeting of the Members Minutes

Virtual session: December 14, 2020

Mail ballots collected by: December 28, 2020

Quorum established with 20 mail in ballots collected.

On the issue of approval of the proposed 2019 Annual Meeting Minutes 19 votes were received to approve, 0 votes were received to reject, 1 no vote. Minutes were approved.

On the issue of approval of the proposed 2020 Budget 17 votes were received to approve, 2 were received to reject, 1 no vote. Budget was approved and ratified as submitted.

South Ridge Homeowners Association of Winterville, Inc had two positions available for election to the Board of Directors. Becky Patterson was a write-in candidate and received the only vote through the mailed ballots, as such she was elected to serve a 3-year term (2020-2023).*

On the issue of the proposed Bylaws amendment 18 votes were received against, 2 votes were received for. The proposed Bylaws amendment did not pass.

* Post meeting note: Due to do some unforeseen circumstances Becky Patterson had to resign from the Director position. Becky was able to attend one Board meeting and assisted in appointing Kenneth "Mike" Buck to fill the remainder of the unexpired term for the remaining vacant position at that time; this term will expire April 2021 (or at such time the 2021 annual meeting will be held). Officers election did not take place by the membership. The two remaining Directors choose to act as interim Officers until election takes place for new Officers in conjunction with the 2021 annual meeting, due to short time frame between annual meetings from delay caused by the COVID-19 pandemic. Debora Brantley fulfilled the role of President and Kenneth "Mike" Buck fulfilled the role of Vice-President. Duties of the shared role of Secretary and Treasurer were split among the two Directors.