

## **Quail Ridge Homeowners Association**

### **Board Meeting Minutes**

Tuesday, January 10, 2023

The monthly meeting of the Quail Ridge Homeowners Association Board was called to order on Tuesday, January 10, 2023 at 5:36 pm by President Randy Collier. A quorum was established. Tonya Jones represented Russell Management. Board members absent included Joe Busby, David Corsini, and Hilda Bradshaw.

Homeowners Diane Webster, Lou Mcnamee, and Rachel Wells addressed the Board. Lou addressed the dumpster situation (specifically at 2005/2007/2010) and asked for an update and suggested exploring the possibility of contracting with a private trash collection company. She also volunteered to meet to develop a communication plan for the community. Rachel sought permission to install a "free library" site in the neighborhood (which was approved) and Board member John Person volunteered to help her with the installation. Diane addressed the Board on several budgeting concerns.

Tonya presented the Management report for questions and discussion.

Financials effective December 31, 2022:

· Operating Account:	\$ 334,957.93
· Escrow Account:	\$ 227,935.05
· Delinquents:	\$ 14,184.21

Delinquent accounts and violations were discussed. The Board decided to remove the fee owed by (\$7,385.21) from our monthly delinquent's report because we hold a Money Judgement against her and our work toward collecting the money is complete. Work orders for tree root removal from the area of 1829 H, I, and J (\$1100); wood rot under gutter in the patio area at 1827-F (\$1325.60) and replacement of a section of sidewalk at 2005-A/B (\$3386.00) were presented and approved.

Old Business:

- The 1959 deck replacement issue was discussed further. Another bid has been received with a wide discrepancy between opinions of what needs to be done and cost. John offered to check on the code restrictions involved, and Tonya was asked to check with Rocky for his ideas. This topic will be discussed further at the February meeting.
- Chimney caps on 14 buildings still have not been repaired/replaced and Tonya was asked to research companies outside Pitt County who could complete this work in a timely manner,

New Business:

- Wood rot damage on 1853 (\$27,000) and 2010 (\$29,000) were presented for Board approval. Joyce moved (and Phyllis seconded) to approve the bids and the Board approved. When these are completed, there will be 6 units left in the current wood rot rotation.
- The Clubhouse water heater needs replacing before it is used again. Tonya was asked to get a bid and action to complete this asap will be taken.

- Tonya recommended to open the pool two weeks prior to Memorial Day to check and make sure everything works. If everything is ok, the pool could be opened to members one week early.
- Randy reported that expectations of pool work is being planned. He asked Tonya to get quotes on upgrading toilets and mirrors in the bathrooms and to send an email with the quotes for 2 mirrors and 6 toilets.
- Bobby requested three bids for the Landscaping contract with specific wants/needs included.
- The need for a new treasurer and secretary was discussed. John Person will serve as Treasurer and David Corsini will become the Secretary effective at the February meeting.

There being no further business, the meeting was adjourned at 7:39 pm. The next Board Meeting will be held on Tuesday, February 21, 2023, at 5:30 pm in the Clubhouse.

**Quail Ridge Homeowners Association**  
**Board Meeting Minutes**  
Tuesday, February 21, 2023

Meeting Called to order 5:32 by President, Randy Collier. Quorum was established with Randy, Hilda, Phyllis, Brenda, and Joe. Tonya Jones and Freedom Edmundson represented Russell Property Management. Board members absent were Joyce Brantley, John Person, Bobby Parker, and David Corsini. David Corsini joined the meeting at 6:30.

Freedom Edmundson was introduced as the new manager for Quail Ridge. Tonya will be working alongside Freedom until she is comfortable with Quail Ridge.

Quail Ridge meeting minutes from January 10, 2023, were reviewed and motioned to approve by Joe. All homeowners in favor.

Lou McNamee attended to discuss communication with homeowners. Joe motioned to form an Adhoc committee to form the "Quailer" Program. More information will be available later regarding this program.

Work orders for 1872 I (\$2356.98) and 1873 G (\$1961.82) were reviewed and approved. Board reviewed three quotes for replacement of 1959 A deck and repair of 1959 B deck. Joe motioned to move forward with DLP in the amount of \$17,438.82, Brenda second, all in favor. Joe asked if DLP can be asked to quote the dumpster fence enclosures.

Board approved to move forward with Haddock & Hardison Construction to complete the remaining chimney caps. Price is \$230 per chimney cap. Joe motioned, Phyllis second, all in favor.

The upcoming pool season was discussed. Board approved replacing all toilets in the men and women's bathrooms, and the mirrors above the sinks. Tonya/Freedom to get an official quote and email to the Board for approval. Board voted to remove all boxwoods inside the pool area, and fill areas with white rock. Tonya/Freedom to ask Bill with US Lawns to quote removal of shrubs and leveling ground. Board would install the white rock themselves.

Concern about bare spots in the lawns, RPM to ask Bill Freelove for a recommendation on what can be done to fill these areas. Hilda stated there are stakes near trees that aren't being used. If they are not needed, ask US Lawns to remove these stakes.

Mistletoe in the trees was discussed. A box truck is needed to remove the mistletoe. A vendor is needed for this. RPM and Board members will ask around for a vendor that can do this.

1953 A – A tree was blown over during a windstorm. US Lawns to remove root ball and replace with a Hardy Evergreen.

Discussion regarding draws for All Home Repairs. Board stated that if All Home Repairs submits and invoice for material and/or time, Board will approve invoices as needed.

Financials as of January 31, 2023:

- Operating: \$334,957.93
- Escrow: \$227,935.05
- Delinquents: \$8,304.77

Work Orders were reviewed and discussed. Close out WO 20346 since a vendor has been established. Status on 1874 B, 2005 H and 1968 E are needed. Tonya/Freedom to follow up with vendors.

Board discussed outside pool membership costs. Individual membership will increase from \$310 to \$320, family membership will increase from \$465 to \$475. Individual bands will remain the same cost of \$75.

David asked about the possibility of speed bumps in the neighborhood due to speeders. Quail Ridge Road is a City maintained road and this would have to be completed by the City. Joe stated that City has no funds allocated for these projects.

Randy asked that US Lawns to look at the area by 1963 D where dirt is washing out for recommendations on what can be done.

No further items to be discussed, the meeting was adjourned at 7:07. The next meeting will be held March 14, 2023 at 5:30PM at the clubhouse.

Quail Ridge Homeowners Association  
Board Meeting Minutes  
Tuesday, March 14, 2023

The meeting was called to order at 5:35 pm by President Randy Collier. Quorum was met with Randy, Joe, Joyce, Phyllis, Brenda, and Hilda present. Freedom and Tonya with Russell Property Management were also present.

Quail Ridge meeting minutes from February 21<sup>st</sup>, 2023, were reviewed. Joe made a motion to approve these minutes. Joyce 2<sup>nd</sup> the motion.

Joe motioned to accept the financials, Phyllis 2<sup>nd</sup> this motion. The board was all in favor. Freedom will check on the payment made by [REDACTED].

Freedom will follow up on the following:

- Call the City of Greenville to discuss vehicles parked on the street and get clarification on 'No Parking' rules.
- Resend Marlow the bid request for the wood rot on the 3 entrance signs.
- Send out notices to all units that will have chimney cap painting done.
- Send work order reminders for the following work orders:
  - 22491
  - 22777
- Reassign wo 22693 to Steve Wingate.
- Reassign wo 22839 to RPM for Andre to get the two trees at the pool trimmed.
- Follow up with Marlow on wo 22927. If he has not been able to gain access to the unit, we will ask Tracy to assist.
- Check with Lisa about the bathroom mirrors.
- Request a quote from US Lawns to remove the shrubs in the pool area.
- Send out pool notice including pricing for the outside members.
- Follow up with Derek to see when he will return to complete 2010.

Joe made a motion to approve 5 ADA toilets from Ferguson, Joyce 2<sup>nd</sup> this motion and all agreed. Ferguson will deliver the toilets to the clubhouse.

Joe made a motion approving RPM to install the toilets at a cost not to exceed \$750.00. Joyce 2<sup>nd</sup> this motion.

Randy will request DPL give a quote for dumpster enclosures. He has also agreed to follow up with sanitation regarding damage.

Steve Wingate has 4 work orders open that need attention. 22693, 23597, and 23598. Joe made a motion to approve work order 23596 and have the ground leveled out at 1829. Phyllis 2<sup>nd</sup> this motion.

Joe adjourned the meeting at 6:29 pm. Randy 2<sup>nd</sup> this motion.

# Quail Ridge Homeowners Association

## Board Meeting Minutes

Tuesday, May 9, 2023

The monthly meeting of the Quail Ridge Homeowners Association Board was called to order on Tuesday, May 9, 2023, at 5:33 pm by President Randy Collier. A quorum was established. Freedom Edmundson represented Russell Management. Board members present included Joyce, John, Brenda, Hilda, Phyllis, and Bobby.

Homeowner Charlotte Proctor addressed the Board. She expressed concerns about trees near her unit – a large tree overhanging her unit and parking area and two behind her patio fence that have roots under the fence that are causing problems. Bobby said he would check on these trees. She also requested that her unit not receive pine straw in the current delivery (scheduled next week) and volunteered to serve of the Board Landscaping Committee.

Minutes of the April meeting were not presented due to David's family emergency and him being out of state.. Phyllis agreed to resume the role of secretary.

Freedom presented the Management report for questions and discussion.

Financials effective June 30, 2022:

· Operating Account:	\$ 356,790.71
· Escrow Account:	\$ 235,973.07
· Delinquents:	\$ 5,967.71

The Board discussed the Management report:

- John asked for an explanation of (a) why accounts payable is listed as a “-“ value and (b) an explanation of the “unearned revenue” listing on the Balance Sheet. Freedom will research these questions.
- Work orders: The vendor contacted about tree work has not provided necessary paperwork and the Board asked Freedom to find someone else. The trees near the pool need to be taken care of before the pool opens on May 26.

Delinquent accounts and violations were discussed.

- Reviewed legal action on [REDACTED]. No response or payment from owner since 12/14/22 (current delinquent [REDACTED]). The Board asked for more information from the attorney concerning his fees to pursue and if there is a mortgage or lien against the property? Freedom was asked to check on this information.
- [REDACTED] – demand letters sent on 1/31/23 and 3/27/23. Freedom was directed to pursue action for a lien.
- [REDACTED] – Follow-up on action taken on 2/27/23 to turn delinquency over to JP.

Committee Reports:

- Pool: The non-glass mirrors are still not available for the dressing/restrooms. Suggestion to follow up with Sarah (pool maintenance company) for any suggestions. The pool attendants are in place: 6 regular and 4 stand-by. Increasing the pay scale for the pool staff was discussed and Freedom was asked to provide more information on the pool budget (expenses and expected income with increased membership fees). Decision will be made after information is emailed. The Board discussed landscaping around the pool area, and it was approved to remove all shrubbery in the pool area and replace it with river rock in the beds. Freedom and Bobby were asked to explore the cost of buying the

bags at Lowe's (us disperse) versus buying it in bulk from local quarry (they disperse). They are to get back to the Board with information via email.

- Landscaping: Brenda met with USLawns and discussed issues shared by the Board.
  - Weeds and ant hills in the common areas
  - Entrance area beds - condition
  - Dying shrubs that were recent replacements.

She reported that the issue in the Entrance beds is that there is no water access in those areas and residents do not grant access to their water for use. Replaced shrubbery are watered when planted but there is not a follow-up and residents are responsible for keeping the new plants watered. She asked for estimates of fire ant treatment and a second cut of common areas during growing season and has not received any follow-up. BT Carawan had expressed interest in discussing the landscaping contract but has provided no follow-up since contacted. Bobby asked about Rocky Russell contacting contractors he uses at other sites for bids. He also suggested asking Freelove to lower the mower decks, not to be detrimental to growth, but to help with control of clover. Again, requesting a quote for spraying the turf for fire ants; Freedom said she would contact Freelove (USLawns) tomorrow and will reach out to other landscapers.

The Board discussed having a walk around to check on dead shrubs. Suggestion was made to spray those identified to be removed. In late September or early October, replace these shrubs as deemed necessary.

#### Old Business:

- Updates on chimney caps was requested.
- Steve Wingate work orders were discussed.
- Pine straw is coming, and an email will be sent to owners about the arrival.
- Freedom was asked to get the hot water heater in the clubhouse fixed.

#### New Business:

- Discussion of patio situation at [REDACTED]. Will contact owner with fine if not taken care of in a timely manner.
- 1829-H follow-up on 3/15/23 work order to provide topsoil and leveling ground where roots were dug up.
- Painting the steps yellow at all mail houses. Freedom was asked to check on this possibility.

There being no further business, the meeting was adjourned at 7:26 pm. The next Board Meeting will be held on Tuesday, June 13, 2023, at 5:30 pm in the Quail Ridge Clubhouse.

# **Quail Ridge Homeowners Association**

## **Board Meeting Minutes**

Tuesday, May 9, 2023

The monthly meeting of the Quail Ridge Homeowners Association Board was called to order on Tuesday, May 9, 2023, at 5:33 pm by President Randy Collier. A quorum was established. Freedom Edmundson represented Russell Management. Board members present included Joyce, John, Brenda, Hilda, Phyllis, and Bobby.

Homeowner Charlotte Proctor addressed the Board. She expressed concerns about trees near her unit – a large tree overhanging her unit and parking area and two behind her patio fence that have roots under the fence that are causing problems. Bobby said he would check on these trees. She also requested that her unit not receive pine straw in the current delivery (scheduled next week) and volunteered to serve of the Board Landscaping Committee.

Minutes of the April meeting were not presented due to David's family emergency and him being out of state.. Phyllis agreed to resume the role of secretary.

Freedom presented the Management report for questions and discussion.

Financials effective June 30, 2022:

- Operating Account: \$ 356,790.71
- Escrow Account: \$ 235,973.07
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The Board discussed the Management report:

- John asked for an explanation of (a) why accounts payable is listed as a "-" value and (b) an explanation of the "unearned revenue" listing on the Balance Sheet. Freedom will research these questions.
- Work orders: The vendor contacted about tree work has not provided necessary paperwork and the Board asked Freedom to find someone else. The trees near the pool need to be taken care of before the pool opens on May 26.

Delinquent accounts and violations were discussed.

- Reviewed legal action on [REDACTED]. No response or payment from owner since 12/14/22 (current delinquent \$859.72). The Board asked for more information from the attorney concerning his fees to pursue and if there is a mortgage or lien against the property? Freedom was asked to check on this information.
- [REDACTED] – demand letters sent on 1/31/23 and 3/27/23. Freedom was directed to pursue action for a lien.
- [REDACTED] – Follow-up on action taken on 2/27/23 to turn delinquency over to JP.

Committee Reports:

- Pool: The non-glass mirrors are still not available for the dressing/restrooms. Suggestion to follow up with Sarah (pool maintenance company) for any suggestions. The pool attendants are in place: 6 regular and 4 stand-by. Increasing the pay scale for the pool staff was discussed and Freedom was asked to provide more information on the pool budget (expenses and expected income with increased membership fees). Decision will be made after information is emailed. The Board discussed landscaping around the pool area, and it was approved to remove all shrubbery in the pool area and replace it with river rock in the beds. Freedom and Bobby were asked to explore the cost of buying the



bags at Lowe's (us disperse) versus buying it in bulk from local quarry (they disperse). They are to get back to the Board with information via email.

- Landscaping: Brenda met with USLawns and discussed issues shared by the Board.
  - Weeds and ant hills in the common areas
  - Entrance area beds - condition
  - Dying shrubs that were recent replacements.

She reported that the issue in the Entrance beds is that there is no water access in those areas and residents do not grant access to their water for use. Replaced shrubbery are watered when planted but there is not a follow-up and residents are responsible for keeping the new plants watered. She asked for estimates of fire ant treatment and a second cut of common areas during growing season and has not received any follow-up. BT Carawan had expressed interest in discussing the landscaping contract but has provided no follow-up since contacted. Bobby asked about Rocky Russell contacting contractors he uses at other sites for bids. He also suggested asking Freelove to lower the mower decks, not to be detrimental to growth, but to help with control of clover. Again, requesting a quote for spraying the turf for fire ants; Freedom said she would contact Freelove (USLawns) tomorrow and will reach out to other landscapers.

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#### Old Business:

- Updates on chimney caps was requested.
- Steve Wingate work orders were discussed.
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- Freedom was asked to get the hot water heater in the clubhouse fixed.

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- 1829-H follow-up on 3/15/23 work order to provide topsoil and leveling ground where roots were dug up.
- Painting the steps yellow at all mail houses. Freedom was asked to check on this possibility.

There being no further business, the meeting was adjourned at 7:26 pm. The next Board Meeting will be held on Tuesday, June 13, 2023, at 5:30 pm in the Quail Ridge Clubhouse.

**Quail Ridge Homeowners Association**  
**Board Meeting Minutes**  
Tuesday, June 13, 2023

The monthly meeting of the Quail Ridge Homeowners Association Board was called to order on Tuesday, June 13, 2023, at 5:29 pm by President Randy Collier. A quorum was established. Freedom Edmundson represented Russell Management. Board members present included David, Joyce, Brenda, John, Hilda, Phyllis, Bobby, and Joe.

Minutes of the May meeting were reviewed. A motion to approve the minutes was offered by Bobby and seconded by David. Minutes were approved as presented.

Freedom presented the Management report for questions and discussion.

Financials effective June 12, 2023:

- • Operating Account: \$ 324,508.61
- • Escrow Account: \$ 237,982.75
- • Delinquents: \$ 7,049.99

- The Board discussed the Management report:
  - Freedom agreed to send John a copy of the accounting spreadsheets for the HOA so he could better understand the report format. Joe moved to accept the financial report as presented; John seconded and the motion passed.
  - Work orders: Steve Wingate has been sent three inquiries from the Board without response. Bobby moved and David seconded, that Freedom reaches out to another vendor. Hardison (chimney caps repair) could not present insurance/bonding/license information so another vendor will be recruited. PBD Home Improvement has presented documentation and requested to be considered for small jobs in the neighborhood. Board approved. Most of Marlo's work orders are complete and he will be paid as soon as he presents his bill. Joe is sending Freedom the business card of someone who wants jobs in the area. The pine straw for the pool area is still missing. Freedom has contacted the company that installed the pine straw but has received no response - they have not been paid. The vendor who removed the mistletoe from the trees in the neighborhood has completed the work order but has not submitted a bill or responded to Freedom's efforts to contact him. The Board was reminded that they are not to contact vendors. Any communication must come through Freedom.
- Delinquent accounts and violations were discussed.
  - Reviewed legal action on [REDACTED]. No response or payment from owner since 12/14/22 (current delinquent \$1,062.72). Freedom was unable to get the information about a mortgage or lien against the property, but the Board voted to begin the process. A motion that was made by David and seconded by Bobby passed, and Freedom was asked to begin the foreclosure process by sending the owner the "pre-foreclosure" notification.
  - [REDACTED] – reports that mice are coming into their unit from [REDACTED], which is empty. The owner of [REDACTED] will be notified and requested to respond or be fined.
  - [REDACTED] - Phyllis asked if anyone was aware of the owners of this unit requesting approval from the Board for work they have done on their unit? Randy and Freedom said "no". She reported that they have completely torn down the existing fence and replaced it, moving and enlarging the gate. They have also mounted a tankless hot water heater on the brick wall at the end of the unit. Some members of the Board will check this out and send pictures to Freedom after the meeting. Joe moved, and David seconded, that Freedom sent a letter of violation to the owner.

- Committee Reports:

- Pool:

- The issue of the purchase and placement of the small rocks in the pool area was discussed. Although the Board had not received the comparative estimates, the rocks were purchased and installed in the pool area and a receipt was submitted for reimbursement. Following discussion and the statement that this action is not setting a precedent for future actions, Joe moved, and Bobby seconded, to reimburse Randy and Joyce for the money they spent.
    - The daily pool schedule and workers are running smoothly. The pool membership is not as high as last year but, with the increase fees, the pool remains self-sufficient.

- Quailers:

- The group has developed one flier "Dive into Summer" that was emailed and placed on the bulletin boards in the mailhouses the day before the pool opened. It discussed the pool rules and operating times.
    - They have developed another addressing "Let's Talk Trash" that will be emailed within the next week, placed in the mail houses, and distributed throughout the neighborhood to front doors. It addresses the use of the trash bins, the recycle bins, and what to do with everything else.

- Landscaping:

- Four companies have either submitted or indicated an interest in submitting a bid for the landscaping contract at Quail Ridge. Freedom will notify the Board when these are all received and they will be reviewed.
    - USLawns (Freelove) continues to fail to submit the requested bid on treating fire ant infestation. He also has not completed the trimming of bushes that was due in March. The revised contract that began in January included an additional charge of \$1000 per month, most of which was to add a second trimming of shrubbery in the neighborhood. Bobby moved, seconded by Joe, to contact USLawns (Freelove) and put them on notice that we will adjust our payments since they have not provided the items covered in the contract. Motion carried and Freedom was asked to notify Freelove of our action.

- Old Business:

- Otho's treatment of the identified units (1848, 1828, 1864, and 1908) involved with the rat infestation have been approved. Any other units requesting treatment must be verified by a professional to have an issue with rats before it will be paid for by the HOA.
  - Bobby reported on checking the tree issues at 2005-H. He recommended getting a quote to have the work done
  - Fire ant treatment - since USLawns has consistently failed to submit a bid as requested, another company (Wheeler Exterminating) has submitted a bid. Freedom was asked to contact this vendor and verify what chemicals they use and that they know the area that is to be treated.

- New Business:

- 1953-A requested that an evergreen be planted to replace the tree that was cut down because of root issues. The Board discussed the request and denied it.

There being no further business, the meeting was adjourned at 7:08 pm. The next Board Meeting will be held on Tuesday, July 11, 2023, at 5:30 pm in the Quail Ridge Clubhouse.

# **Quail Ridge Homeowners Association**

## **Board Meeting Minutes**

Tuesday, August 8, 2023

The monthly meeting of the Quail Ridge Homeowners Association Board was called to order on Tuesday, August 8, 2023, at 5:32 pm by President Randy Collier. A quorum was established. Freedom Edmundson represented Russell Management. Board members present included Joyce, John, Brenda, Joe, David, and Phyllis.

Bill Freeloove of US Lawns met with the Board to discuss the landscaping contract and evaluation of performance and expectations. Board members shared pictures of areas of concerns in the community and Freeloove stated that the pruning concerns would be taken care of by the end of the coming week. In addition, the issue of his company pruning three months late this year was brought to his attention and its' impact on the new pine straw placement. The Board agreed that in late September/early October, a committee from the Board would walk around the community removing dead shrubs and marking (spray paint) ones that needed replacements. US Lawns will replant in late October. In the future, trimming will be done in mid-April and pine straw will be replaced on June 1.

Minutes of the June meeting were presented. Joe moved, and David seconded, that the minutes be approved as read. Motion passed.

Freedom presented the Management report for questions and discussion.

Financials effective June 30, 2022:

· Operating Account:	\$ 343,490.03
· Escrow Account:	\$ 238,002.70
· Delinquents:	\$ 8,486.53

The Board discussed the Management report:

- Freedom was asked to check the dates of the Pest Control contract and payments to understand why the amount does not seem to agree with the budget and to understand the "over budget" amount in the Building Maintenance & Repairs column.

Delinquent accounts and violations were discussed.

- Continued review and updates on delinquents at [REDACTED], [REDACTED], and [REDACTED],
- Violations noted at: [REDACTED] (3), [REDACTED], [REDACTED], [REDACTED], [REDACTED], [REDACTED] (2), [REDACTED], [REDACTED], and [REDACTED].

Reviewed Committee Reports:

- Pool: We have had seven attendees and a sold-out membership. The attendees skim the pool regularly and clean the bathroom floors every other day. The plumber had to be called to repair a faulty installation of the new toilets and extra shocking at night has been needed because of the excessive heat. The pool is vacuumed once a week. Pool will be open until September 4

Old Business:

- In September, it is hoped that new landscaper contracts can be discussed.

- Fire ant treatment is complete.
- Ortho will be completing termite inspections the end of August. Emails will be sent to all owners and flyers will be placed on each unit to remind that the patio gates need to be unlocked and appointments set up if interior inspection is desired.
- The rodent issues have been addressed by Ortho as well as the over-grown patio contribution. Freedom and two of her co-workers will walk the neighborhood to address the patio status reported to the City and note violations.
- Concerns about the pool area were discussed. Due to the increase in rainy weather and excessive heat this spring/summer, the pool company is challenged to keep up with chemical balances in the Greenville area. The committee recognizes the need for power washing the area next spring before the season begins.
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#### New Business:

- Freedom will reach out to a sign company to arrange for the replacement of the (3) front sign fences. We want them to be like the existing ones but of composite, not wood.
- An Ad-Hoc committee was established to review the Rules & Regulations and make recommendations to the Board at the September meeting prior to copies being made for the Quailers' "New Residents Folder".
- Work orders were discussed and voted on by the Board.
- The tree over the pool house will be trimmed after the pool closes for the season. The owner of the lot containing the tree (not in Quail Ridge) has been contacted.

There being no further business, the meeting was adjourned at 7:29 pm. The next Board Meeting will be held on Tuesday, September 12, 2023, at 5:30 pm in the Quail Ridge Clubhouse.

**Quail Ridge Homeowners Association**  
**Board Meeting Minutes**  
Tuesday, September 12, 2023

The monthly meeting of the Quail Ridge Homeowners Association Board was called to order on Tuesday, September 12, 2023, at 5:33 pm by President Randy Collier. A quorum was established. Freedom Edmundson represented Russell Management. Board members present included Joyce, David, Hilda, and Phyllis.

The minutes of the August meeting were presented. Hilda moved, and David seconded, that the minutes be approved as read. Motion passed.

Freedom presented the Management report for questions and discussion.

Financials effective June 30, 2022:

- Operating Account:	\$ 333,954.52
- Escrow Account:	\$ 240,012.96
- Delinquents:	\$ 10,399.71

The Board discussed the Management report, delinquent account and violations.

- Continued review and updates on delinquents at [REDACTED], [REDACTED], and [REDACTED]
  - Violations noted at [REDACTED]
- [REDACTED]

Reviewed Committee Reports:

- Pool: The pool is closed for the season. Before next spring several things are scheduled: a pump for the pool; pressure wash the deck in March; acid wash and paint the pool; and place rocks along the back side and under the large tree beside the pool house. The tree will be trimmed in the areas where it hangs over the pool house and pool area. The Board discussed the option of pricing to buy a broom/sweeper for the pool that could be used overnight during the season.

Old Business:

- Pine straw placement is complete. It was decided to use rock, instead of pine straw in the remaining areas around the pool.
- It was thought that the fire ant problem was complete; but the recurrence during the past week has made it necessary for him to come back to some areas.
- Rodent treatment is complete.
- Phyllis shared with the Board the proposed revisions to the Rules and Regulations that the Ad-Hoc committee prepared. Joyce made a motion to accept the revisions as presented; David seconded, and the motion passed.

New Business:

- Hilda proposed the placement of benches near each mail house. Total expenditure: about \$300. David made a motion, seconded by Hilda to purchase them for community beautification. The motion passed.
- A problem with the club house AC unit was discussed. David made a motion, seconded by Joyce and Freedom was asked to get it fixed, to replace the thermostat with a basic control one, and to have the pampas grass removed because of its impact on the AC function. Motion passed.
- Work orders were discussed and voted on by the Board.

There being no further business, the meeting was adjourned at 7:15 pm. The next Board Meeting will be held on Tuesday, October 10, 2023, at 5:30 pm in the Quail Ridge Clubhouse.