

Sterling Pointe Phase 3
Annual Meeting Minutes
November 19, 2016

Location: Russell Property Management

Quorum was established with 29 properties represented (5 in person, 24 by proxy)

The following persons were nominated for the election to the Board of Directors, and the three with the highest amount of votes were elected:

Gena Braley (29)

Stephanie Murdock (29)

Willie Pollard: (29)

The budget for the 2017 fiscal year was reviewed and ratified as presented. Dues assessments will remain at \$8 per unit per month.

General discussion topics included:

- GUC is currently in the process of converting all street lights to LED bulbs. This process should take a few more weeks.
- Concern about 3901 EE building having patios lower than surrounding areas, rain water collects and residents are concerned about potential flooding.
- Multiple asphalt patches still need to be addressed by GUC as a result of water line breaks.
- Some residents are abusing the visitor parking spaces by using them as a permit additional parking space for the unit.

Meeting was adjourned.

Sterling Pointe Ph. 3
Annual Meeting Minutes
January 30, 2018

Location: Sheppard Memorial Library – room B

Quorum was established with 57 properties represented (7 in person, 57 by proxy).

The following persons were nominated for election to the Board of Directors:

Lisa Finch (57)

Terri Reynolds (51)

Justin “Blake” Shearin (4)

Those with the highest amount of votes were elected to serve for a two-year term (2018-2020).

Minutes from the previous annual meeting (November 19, 2016) were reviewed and approved as submitted.

The Board of Directors proposed an amendment to the Restrictive Covenants (Article XI Insurance Provisions). To pass, a signature of 90% of the members (144 units) was required. A total of 64 signatures were received – amendment did NOT pass.

The budget for 2018 was reviewed and ratified with no increase. No vote was conducted for the proposed increase as the Board of Directors were only proposing the increase to cover the cost of a Master Insurance Policy if the amendment were to pass.

General discussion topics included:

- trash is always outside of dumpsters; requested additional dumpsters if space is available
- concerns were raised about illegal activity and the police department’s response rate/time
- abandoned vehicles reported parked throughout Association
- owner suggested to have building numbers painted as many have started to fade

Meeting adjourned.

Sterling Pointe Phase 3
Annual Meeting Minutes

December 4, 2018

Location: Russell Property Management

Meeting was called to order. Quorum was established with 39 properties represented (7 in person, 32 by proxy). Sign in sheet will be stored with SP3 files at Russell Property Management's office.

Three persons (Gena Braley, Justin "Blake" Shearin, and Willie pollard) were nominated and elected to the Board of Directors.

Minutes from previous annual meeting – January 30, 2018 – were reviewed and approved as submitted.

Budget for 2019 fiscal year was reviewed and ratified. Dues assessment will increase to \$49.00 per month effective January 1, 2019.

General discussion topics included:

- mulch is missing in flower beds
- needed fence repairs were reported at a few units
- concerns about high amount of rental units
- question about City progress regarding installing speed bumps

Meeting adjourned.

Sterling Pointe Phase 3 Homeowners Association Annual Meeting Minutes

Date: Tuesday, December 3, 2019

Location: Russell Property Management

- I. INTRODUCTIONS / ESTABLISHMENT OF QUORUM
10% of membership – 16 properties
 - Meeting was called to order

- II. NOMINATIONS / ELECTION OF DIRECTORS (2)
 - Two open seats for the board:
 - Lisa Finch – Term 2018 – 2020 – Elected to re-fill term
 - Blake Harris – Term 2018-2020 – Elected to re-fill term

- III. REVIEW AND APPROVE PREVIOUS MEETING MINUTES: December 4, 2018
 - Motion by Gena Braley to approve Minutes from the last annual meeting.
 - 2nd by Blake Shearin and approved by the Board.

- IV. BUDGET RATIFICATION
*the budget may be ratified without a quorum
 - The Board reviewed the Budget for 2020. There is not going to be an increase in the HOA dues. All of the roofs are completed.
 - Motion to approve the Budget by Gena Braley. Second by Blake Shearin.
 - Board approved of the Budget for 2020.

- V. OPEN DISCUSSION
 - Inquire was made regarding old Business Update on decision to add Speed Bumps in Sterling Pointe.
 - It had been previously approved; however, the City of Greenville added the speed bumps to the Vancroft Townhome Area instead of Sterling Pointe. Ms. Bennet checked into the issue today. It is a slow-moving process and has been 3 years since the promise was made by Captain Williams to install the speed bumps. Emails have been sent and we have not received a response. Ms. Bennet has received a few other email addresses that may move the process along. Awaiting responses.

- Guest informed the Board that in Unit 3921 LL5 there is a bad Water Leak after the recent storm, in the front Bedroom from the roof. Ms. Chelsey Bennet will submit a Work Order to have repaired.
- Update on the Retention Pond.
 - The area has been cut down behind KK building. It does need to be cut down a little more because lawncare cannot get their mowers through it. Working on it. It should be corrected by January 1, 2020 by W.B. Denton. It is in their Contract to maintain that area. The trash has also been removed.
- Motion by Gena Braley to have motion detector lights added to the front of everyone's home. The new lights will replace the current front door lights. This will provide a consistency in the light fixtures. Currently some homes have upside down and gold fixtures. It can be used as a safety measure during the evening hours. The lights will come on automatically when a person approaches the door. If the light is damaged, it is at the maintenance of the home owner. The cost including labor is estimate at \$15,000.00. The only negative is that it requires you to change out the bulb by unscrewing the top of the light.
 - Board members agreed to proceed with the lights. A quote has been received. Funds are available in the budget. We will get an official estimate and will discuss further at the next board meeting in February/March.
- It was brought to the attention of the Board that there is a noticeable dark area in a unit area as the result of lack of lighting. There is no street light facing the area. Ms. Bennet will contact Greenville Utilities to see if a Street Light can be added in that area.
- In front of the 3901 EE5 and EE6 buildings , there is a noticeable bubble (not a pot hole) in the curve of the road with what looks like glass around it. It is a solid formation. A Work Order will be submitted to clean up and fix the Road malformation.

Current Board Member Terms:

Gena Braley (2019-2021)

James Braley (appointed to fill term 2019-2021)

Lisa Finch (2018-2020)

Blake Shearin (2019-2021)

Blake Harris (appointed to fill term 2018-2020)

VI. Meeting Adjourn

- Motion to adjourn the meeting by Gena Braley and second by James Bradley.