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# BREEZEWOOD 2 HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING

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May 12, 2022 at 6:00pm

106 Regency Blvd. Greenville, NC 27834

Attendees: Kathryn Boswell, Dusty Carter, Tonya Jones, Todd Kaun, Andrea Kelley, Alex Kinney, Nick Wyont

Alex called the meeting to order at 6:03pm.

Officers for the board was agenda item #3. Suggestion was made for officers to remain the same. Dusty motioned to approve, and Todd seconded. All board members in agreement and officers are as follows:

*President:* Alex Kinney

*Vice President:* Dusty Carter

*Treasurer:* Todd Kaun

*Secretary:* Kathryn Boswell

Agenda item 6A concerned a toilet bowl leak that originated from . Agenda item 6B concerned a reported leak from

All board members unanimously agreed any costs associated with these leaks should be assessed back to the homeowner.

A final attempt will be made to contact next of kin of owner. If no contact is established, all board members agreed to move to foreclosure.

Buildings 2595, 2597, and 2591 have all sustained roof damage from squirrels. The group unanimously agreed to place new *metal* ridge guards on 2595, as this roof has just recently been replaced. Wire mesh will be placed around existing ridge guards on buildings 2597 and 2591. When buildings 2597 and 2591 have their roofs replaced, ridge guards will need to be metal to prevent this issue in the future. Tonya will contact Bobby Wayne Pollard to trap squirrels for 2 weeks. A variety of other options to deter squirrels was discussed – Alex plans to investigate further and report to the group.

All board members approved placement of pine straw after reviewing the quote from Southern Pine Needles of NC.

Agenda item 7A regarding shrubs to replace crepe myrtles tabled for now with plans to discuss at next meeting.

Reports reviewed.

Meeting was adjourned at 6:47pm.

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# BREEZEWOOD 2 HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING

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July 13, 2022

106 Regency Blvd Greenville, NC 27834

Attendees: Kathryn Boswell, Dusty Carter, Tonya Jones, Todd Kaun, Andrea Kelley, Alex Kinney, Nick Wyont

Alex called the meeting to order at approximately 6:03pm. Minutes from previous meeting were approved and the budget was reviewed.

All members present unanimously voted to foreclose on unit

Tonya will contact Southern Pine Needle of NC regarding placing additional pine straw in areas that were missed.

Wire mesh cannot be placed around damaged ridge guards on buildings 2597 and 2591. Tonya will get quotes on metal ridge guards and e-mail them to the board for review.

Alex will search for different sign options to place by dumpsters to deter those who don't live in Breezewood from using dumpsters.

Tonya will e-mail a list of unexpected expenses to Alex to be used as a reference in the future.

Items that cannot be addressed now due to financial constraints are as follows: stump removal, replacing additional dumpsters, and tree trimming.

The budget meeting will be October 18, 2022, presumably at 6:00pm.