

Corey Ridge Annual Meeting January 15, 2015

Corey Ridge Minutes

Rodney Choy called the meeting to order.

2014 Board members present:

Rodney Choy
Phil Radloff
Jim Maple
Moahad Dar

10 Corey Ridge residents in-attendance, which met quorum requirements.

Financial Report/Budget:

2015 budget reviewed and approved. Members present accepted the budget that was submitted by Russell Property Management.

Nomination for New Corey Ridge Board Members:

Rodney Choy
Bobby Hutchinson
Sudipta Misra

Moahad Dar requested withdrawal of his name for a second term as Corey Ridge HOA board member. Three members voted on and accepted for 2 years.

2015 Corey Ridge Board

President-Rodney Choy
VP-Phil Radloff
Jim Maple
Bobby Hutchinson
Sudipta Misra

Open Discussion:

1. Corey Ridge HOA board will start being more proactive regarding covenant compliance. The board will take quicker actions on violations and violators.
2. Building plans will be reviewed closer to ensure we have a diverse assortment of homes built in Corey Ridge.
3. Corey Ridge Newsletter taken on as an action item.
4. Numerous complaints on people walking dogs and not cleaning up after them. This will be addressed in the future newsletter to get the word out.

Meeting was adjourned at 19:30.

Corey Ridge HOA Board Meeting May 7, 2015

Corey Ridge Minutes

Rodney Choy called the meeting to order.

2014 Board members present:

Rodney Choy

Phil Radloff

Jim Maple

Sidupta Misra

Financial Report/Budget:

█ Van Gert Drive dues are delinquent since 2013. (2 years) Board decided cause of action for another and final demand letter which will include the homeowner being responsible for all fees required to put a lien on the property. If no payment is received the board decided that we will press forward with the lien on █ Van Gert.

Reviewed Violations from current homeowners.

New Business:

1. Discussed issue with █ Van Gert discrepancies and input they provided per their violation.
2. Board decided that we would have a 3-month progression of letters until fines.
First month letter will be a courtesy letter.
Second month letter will be a violation letter.
Third month letter will be an invitation to meet the board with potential fines.
3. Inspections will include pictures of violations and future letters will identify specific articles of the covenant.
4. Discussion on rules and regulations and covenant rules on changing the covenant. 90% of members need to agree on covenant changes. You can add rules as long as you don't take away from the covenant. (Resolutions) President will review the Rules and Regulations list provided by Russell PM and send it out to board members for review before we send it to Corey Ridge members.
5. Discussed █ Van Gert's continued discrepancies.
6. Discussed landscaping on common areas and asked Russell PM to go out for estimates to replace mulch with stone or rubber mulch.
7. Discussed raising dues. Dues can be raised \$5.00 with no approval. Raising dues more requires 2/3 approval from HOA members.

Meeting was adjourned at 19:00.

Corey Ridge HOA
Board Meeting
Thursday July 23, 2015

Meet was called to order by President, Rodney Choy, after an open discussion session with owners in attendance. Main concerns expressed during this period were location of satellite dishes, new Rules and Regulations, and boats/trailers parked on streets/in driveways.

Quorum was established with 4 out of 5 Board members present.

Minutes from May 7, 2015 were reviewed and approved.

Board reviewed meeting reports (Balance, Profit & Loss, Delinquents, Violations, Work Orders).

Board discussed landscaping of the entrance Island and berm, reviewed bids for mulch vs. decorative rocks. Decision at this time was to have a volunteer day to remove some bushes and to hold off on any ground covering until next meeting.

Board agreed to have electrician to look at and repair the lights at the entrance sign (including the red neon like around Corey Ridge).

Items for the 2016 budget were discussed to include possible reserve account for entrance beautification in addition to normal expenses of the Association.

Next meeting scheduled for Thursday October 15, 2015.

Board requested RPM send reminder to all owners 3-4 weeks in advance for any member that wanted to observe the meeting or to be on the agenda.

Corey Ridge HOA
Board Meeting Minutes
October 15, 2015

Meeting was called to order and quorum was established with 5 of 5 directors in attendance.

Violation hearings were conducted for 912 Van Gert and 944 Van Gert.

● Van Gert (architectural submission not followed); Board decided to implement a fine of \$50 per day until the violation is completed. The fine will increase by \$25 the 1st of each month until a max of \$100 per day is reached.

● Van Gert (satellite dish in side yard); Owner reported in progress; Board decided to give 30 days to have completed or a daily fine would be implemented.

Minutes from July 23, 2015 meeting were reviewed and approved.

Board reviewed meeting reports (Balance Sheet, Profit & Loss, Delinquents, Violations, Work Orders).

Landscaping volunteer day was confirmed for October 31 to clean up the entrance. RPM to send out reminders to all owners. Entrance lighting repairs expected to be completed by November 1. RPM to investigate City of Greenville beautification grants; discussion to be had at first 2016 Board meeting.

Board requested to review at least 3 quotes for General Liability and Directors & Officers insurance coverage.

Annual Meeting date was confirmed for December 3, 6:00pm at Sheppard Memorial Library. Jim Maple and Phil Radloff will be represented on the election ballot. Board reviewed and approved 2016 proposed budget (to be included in annual meeting packet).

Meeting was adjourned.