

Dudleys Grant Annual HOA Meeting
January 13, 2014

Review of Treasury report

- Brief questions regarding reserve funds for future expenses
- Brief concern about bidding out pest control and landscaping services

New Business discussed

- New Board Members: Chuck Williams and Cheryl Smith
- Increased monthly dues to 81.50

Open Discussion for Concerns and Questions:

- Board votes to not fund the parking issue requested by a resident in 4255
- Dog poop concern – Explained procedure
- Barbara at 4235 concern with drainage issue of parking lot – Rocky has created work order to fix the drainage issue at 4135. This should fix the problem or at least decrease the flooding issue at Barbara's place. The only exception is if the canal floods in which case there is nothing that can be done, unfortunately.
- Dudley's Grant website needs updated with HOA meeting minutes.

Meeting adjourned, next meeting March 2014

DG HOA Board Meeting Minutes – March 27, 2014

Review of annual meeting minutes

- Barbara of 4235 has not reported further drainage issues outside her unit.
- No other concerns by the board

More construction taking place east of DG; is it being developed? – Michele will ask Rocky

Review of Violations/hearings

- The board decided action on reported and notified violations
 - [REDACTED] – Board decision regarding tree and weed overgrowth in backyard: If not corrected by May 1st, 2014, \$100 fine with intent to assess as much \$100/day if not taken care of.
 - [REDACTED] – Board decision regarding dogs without lease: Fines are dropped unless reported again, in which the original fine will be placed on top of the second.
 - [REDACTED] – Board decision regarding dog violations: Combine both violations to \$100 fine.

Review of HOA Reports:

- Board made decision regarding delinquent payments of specific HOA members
 - [REDACTED] – Board decided to drop late fees after 6 months if [REDACTED] is agreeable to allow bank draft of \$151.50 per month until balance is 0.
 - [REDACTED] – Owner filed Ch 13 – Michele is looking into our options for acquiring our late fees
- Review of Work Orders:
 - Pressure washing bids: Board decided to go back to Tricity Pressure washing (Josh Smith) due to better quality work.
 - 4230 A sign is a go so residents can have their assigned parking spaces
- Other business/Complaints:
 - Dog poop and lease violations: Increased # of complaints. Board discussed methods to catch violators – make additional door flyers?
 - Speeders on DG Dr – Increase number and size of speed bumps? Include in next newsletter. Also consider reporting to community police officers/patrols.
 - Noise issue – include in newsletter – Michele will send warning letter to specific unit issuing a warning
 - Car repairs – not allowed in parking lot – report and assess fine – Michele will send warning letter to specific unit issuing a warning
 - Additional Newsletter points – Identify the cost to the HOA of violations as motivation to report violators and abide by HOA rules.

- Cigarette butts [REDACTED] – excessive cigarette butts on patio and in pinestraw/grass
- Rocks in grass – [REDACTED] – Michele will send letter
- [REDACTED] unit – lady feeding and caring for feral cats, but cats are inconveniencing neighbors and property. Michele will send notification letter after Matt
- [REDACTED] unit – violations – torn screens and broken blinds violations – already reported on 3/13/14
- Residents parking in visitor parking spots. Violators identified to Michele for warning notification. Include this topic in the newsletter.

- [REDACTED]
- Michele reported that the DOT people are still looking into the U-turn intersection on firetower rd and placing yield signs.
 - Michele will report the retaining wall missing blocks and bulge to the city of Greenville to see, once again, if they will come out and fix the issue.

Meeting adjourned until June 26th @ 6:30pm

DG HOA Board Meeting 06/26/2014 Minutes

Review of previous meeting minutes.

- Barbara of 4235 reported another flooding issue. Property management is already clearing the drainage ditches and working to fix the problem.
 - Board members discussed concern for potential drainage issues with new construction developments underway to the east of DG. Work order created for Rocky to look into.
- Traffic signs on Firetower Rd. (U-turn location) will be a slow process as the city wants to consider the increased traffic due to the 'new construction' east of DG and gathering traffic information from other signals east of DG on Firetower Rd. Michele will keep an open file on the issue.
- Retaining wall at entrance is still missing the blocks. Joe will look at it to see if the problem is fixed.

Review of Violations/Hearings

- Violation process: 3 letters are sent to the violators until the violators fix the problem. The 3rd letter requires them to attend a hearing. If they fail to attend the hearing, then a final letter is sent indicating they will be charged 100\$/day.
- Minor violations – only 2 letters sent: the first is identification of the violation and request to fix by specified time. 2nd letter will be sent if they have not taken care of issue and that the HOA will take care of it and charge their account.
- Most are missing window screen violations.
 - Action: Give business name and contact info to violators and make offer to have HOA take care of it for a fee. If no action is taken by 15 or 30 days, then HOA will take care of it and charge the owners account as penalty.
 - This same process will take place for other issues (e.g. cigarette butts, etc.)
- Yorkie barking issue
 - Action: Letter indicating the fine is dropped and considered a warning. If issue arises again a fine will be assessed.

Review of HOA Reports

- Landscaping: Trimming the bushes – meet with Brian on the property to determine a bush trimming schedule so as to ensure that bushes and shrubs remain a specific height.
- Delinquent payments:
 - [REDACTED] – Proceed with foreclosure – approved by Joe S. Lula T. and Cody S.
 - [REDACTED] is complying with Boards decision – see March Minutes.
 - [REDACTED] is complying
 - Can't do anything with [REDACTED]. Forced to wait because he's declared bankrupt (for 3rd time?)
 - Richard Stearns – trustee Ch 13 – He will make a claim for the HOA

- Work orders:
 - Termite inspection fines – Rocky is meeting with Kelvin to discuss a resolution to the fine issue because it's not fair and not good customer service. Photo verification needed.
 - [REDACTED] water leakage issue – Greg fixed the problem and water leaking into the home is no longer an issue.
- Pg 19-15 Rules and Reg. Go through and send revisions to Michele asap so that she can print the newsletters. The board will distribute the newsletters a couple weeks after 7/4/14
- Complaints
 - Person ([REDACTED]) parking with boat in the back of his truck that obstructs the sidewalk for walkers.
 - Parking on DG Dr on West side of road and facing the wrong way (Suddenlink, Winterville truck, and Explorer) blocking view for tenants.
 - Action: enforcement of Rules and Regs in newsletter; if problem continues then send letter reminding owner that commercial vehicles are not allowed in DG subdivision.
 - This will affect other people as well.
 - Boat on trailer is being parked in DG. Not visible and no complaints. No action will be taken as of now.
 - Mention in newsletter – some issues are only handled when a complaint is made, some are handled during inspections.
 - Kids playing in parking lots – slight improvement, but not really. Get officers to include in their patrol and to talk to parents if unsupervised.
 - HVAC list – Action: there will not be list of HVAC businesses included in the newsletter, the board agreed to drop the issue.
 - Reminder for school kids to clean up trash and not sit on AC units. – reminder will be sent as school starts up again.

Next meeting: September 25, 2014 @ 6:30pm

Dudleys Grant HOA Meeting Minutes

September 25, 2014

Violation hearings:

- [REDACTED]
[REDACTED] The owner was present. The only violation was that the dog was not on a leash. Decision: assess fine for not having dog on leash - \$100.
- CDRFT – no show for hearing. Decision: assess fine - \$100

Review of previous minutes:

- All items of previous business have been taken care of appropriately.

Review of Reports

- Landscaping – tree roots that attract bees – work order in place to remove.

New Business

- Rules and Regs – Reviewed changes and approved. Michele is going to print a one page list of changes including the changes made to the pet rule, which is, all residents are only allowed 3 pets, but no more than 2 of one kind. Those who currently have 3 dogs or cats must call/email the RRP by a defined date to avoid future fines in relation to this new rule.
- [REDACTED] concern with the landscape company – Decision: The HOA has passed his complaint to the landscapers and any further action is between [REDACTED] and the landscaper and only [REDACTED] property.

Meeting adjourned – Michele will email tentative dates to the board members to meet in Nov or Dec prior to the annual meeting, planned for late January.