

# Dudley's Grant Annual HOA Meeting

Monday April 6, 2009

## I: Call to order

Eric Dicken, current President of HOA called to order the regular meeting of Dudley's Grant HOA on Monday April 6, 2009 at The Town of Winterville Community Building.

## II: Introduction

Eric introduces himself and the staff of Russell Property Management. There were 29 homeowners present: (List Attached) we had 32 proxies' that were signed.

## III: Election of Board Members

Eric explained to the members that there needs to be three new board members voted in on the board. He asked for volunteer nominees. Martha Coyne, current Secretary asked for Eric to explain exactly what the board members were responsible for doing and how often they would meet. There were three homeowners who volunteered; all three were voted in. They were Jimmy Ryals, Whitney Staples, and Kelly Smith.

## IV: Storm Damage

General Liability coverage was explained to the homeowner's. They reviewed what it covered and also went over the HOA paying for the shingles and siding from this last storm due to multiple buildings involved. This is a ONE TIME decision among the board members.

Rocky Russell President of RPM advised the homeowner's that the vinyl siding manufacturing company that was originally used to purchase the siding was out of business; subcontractor hired to do the repairs were going to match up the siding to the best match and put these pieces on the end of building and replace the repairs with the exact pieces from the end units, so it will be an exact replacement. The shingles were being done the same way.

Property owners have been given until the end of April to repair there damage; and at this time RPM will walk through the property and do perform an assessment on the repairs that have been done to make sure they are acceptable and have been done. At that time RPM will notify any homeowners that haven't repaired there units to find out what the hold up may be.

RPM reminded property owners that it was between them and their neighbor to work out the payment for the party wall being repaired. DG HOA couldn't be responsible for the neighbor's part of repair and the HOA couldn't be a collection

agency. There was question as to the fence post having any cement in them, Rocky advised there was some cement in the when installed; however not sure exactly how much.

A homeowner asked the board about strapping his air conditioner unit down with straps due to storm turning it over; board agreed that the homeowner could do this at their own expense.

V. **Budget Review**

Rocky explained cable television charging per unit and how the contract with Suddenlink Communications read; DG HOA is charged by unit in every building whether it is occupied or not; the landscaping contract is done the same way.

Eric went over spread sheets that were handed out to each homeowner on current years, Balance Sheets along with Budget for 2009; these reports were made available to each member and prepared by RPM.

VI: **Open Discussions**

“Dog Poop” fines were reviewed; we have had several fines that have been given out by the RPM due to homeowners not following covenants on picking up behind there dogs; RPM explained the procedure for reporting guilty neighbors.

Homeowner advised the HOA there was a homeowner feeding stray cats and causing them to hang around the neighborhood. They will email to RPM the address of this homeowner.

Homeowner’s complained about problems with people illegal parking and parking in someone else’s parking space. RPM advised them of the covenant rules and told them if they had someone parking in there spot and they didn’t want to advise the person; that they could have them towed at the owner’s expense. Clay’s Towing Service is the company used for towing out at DG. Also, you can email RPM with car type and tag number to make them aware of the continuous of them parking in the wrong spaces. This also goes for cars that are parked in spaces that have a tag that is out or inspection that is past due.

Speed bumps are in the process of being placed in Dudley’s Grant; there will be 3 speed bumps that will be placed.

“No Soliciting” and “No Parking” signs at the beginning of the neighborhood will also be placed in the next month.

The berm at the entrance of Dudley’s Grant is in the process of being cleaned up and cut; the road construction crews have had debris there for several months and has prevented the landscaper’s from mowing the area.

VII: **Adjournment**

Eric Dicken adjourned the meeting at 8:20 p.m.

Minutes submitted by: Lisa Jackson

Minutes approved by:

**Dudley's Grant HOA Board Meeting**  
Thursday December 2, 2010

**1.- Call to order**

Board members present: Andrea Gregory, Jorge Mori, Matt Clark, Daniel Hollowell.

Board members absent: Christopher Smith

**Others present:**

Joe Searles, Lula Tucker

**2.- Nomination and Election of two new Board Members**

The Board members nominated and elected Joe Searles and Lula Tucker as the new members of the Board to replace the vacant seats left with the departure of Kelly Smith and Damian Locklear from our committee.

**3.- Discussions**

**A.-** Rocky Russell informed the members that he was able to negotiate and secure a payment of \$ 3,000 out of 4,200 past due fees from owner of 4255D Unit? being foreclosed by the bank.

**B.-** The Budget for FY 2011 was discussed and basically it reflects the same numbers from last year's budget, except for few changes.

**C.-** The Board agreed to increase HOA monthly fee to \$ 76.50 starting February 1<sup>st</sup>. 2010, to compensate for fee increase in cable services provided by Suddenlink.

**D.-** Members agreed to have the Annual DGA HOA meeting either in mid or late January 2010. Exact date will be announced soon.

**E.-** The next Board meeting is scheduled for February 3, 2010 at 7:00 PM at Russell Property Management.

**4.- Motion by Daniel and Joe**

Daniel and Joe suggested talking to Suddenlink about some kind of monitoring device at DG entrance to make place more secure. Issue will continue to be discussed at the next Board meeting.

**5.- Adjournment**

Meeting adjourned at 8:00 p.m

Minutes submitted by Jorge Mori

Minutes approved by:

**Dudley's Grant Annual HOA Meeting**  
Tuesday March 1, 2011

**1.- Call to order**

Board members present: Chris Smith, Jorge Mori, Matt Clark, Daniel Hollowell, Lula Tucker, Joe Searles, Erin Burton.  
Board members absent: Andrea Gregory

**2.- Nomination and Election of new Board Members**

The HOA members nominated and elected unanimously Erin Burton and Lula Tucker as the new members of the Board

**3.- Discussions**

**A.-** Budget for FY 2011 was proposed, discussed and approved unanimously by HOA members and Board members present at the meeting.

**B.-** Rocky Russell announced RPM will no longer provide paper statements, instead they will be provided electronically, which he says will save some money to the association.

**C.-** U-Turn issue at Firetower and Pine Branches was discussed and almost all members agreed that it is a spot waiting for an accident to happen. Rocky Russell informed us that DOT studies at that intersection do not warrant a dedicated light. However, he said he will get more information about the issue.

**D.-** Daniel Hollowell and Joe Searles gave a brief talk about the ongoing Community Watch Program. They were able to sign up a couple of volunteers for Block Captains.

The next Community Watch meeting will be announced soon.

**E.-** Proposed due increase of \$ 1.50 per unit was agreed by all members.

**F.-** The next Board meeting is scheduled for Thursday April 7, 2011 at 7:00 PM at Russell Property Management.

**4.- Announcement**

Chris Smith, the Board President announced he will not be up for re-election after he finishes his term this year.

**5.- Adjournment**

Meeting adjourned at 7:50 p.m

Minutes submitted by Jorge Mori

Minutes approved by: