

Dudley's Grant HOA Meeting  
March 21, 2022  
6:30 PM

- I. Meeting was called to order by President, Joe Searles, at 6:34 PM.
- II. Members present at tonight's meeting were Eric Reifschneider, Tammy Rowland, Joy Caroon and our newest board member, Mike Goodhart. A Quorum was established.
- III. A motion was presented by Eric Reifschneider to move the HOA Board Meeting from 6:30 PM to 6:00 PM. Joe Searles seconded the motion and the Quorum voted unanimously to approve the time change.
- IV. Eric Reifschneider made a motion to leave the officer assignments as is. Tammy Rowland seconded the motion. The motion passed unanimously.  
Joe Searles - President  
Eric Reifschneider - Vice President  
Jeanne Hunter - Recording Secretary
- V. The minutes of the December 7, 2021 Board meeting were reviewed. A motion to approve was made by Eric Reifschneider. Joe Searles seconded the motion. The minutes were unanimously approved.
- VI. Old Business:
  - A. Shutter Evaluation:

There are 835 pairs of shutter in the Dudley's Grant community. Two bids were submitted for review.

1st bid: Slate Painting - \$12,535

2nd bid: James Company Painting - \$41,750

Eric Reifschneider made a motion to table indefinitely. Joe Searles seconded the motion. The motion to table painting the shutters indefinitely was passed unanimously.
  - B. Pest Control & Termite Contract Quotes:

Dudley's Grant has had a contract with Othos since 2014. This contract is automatically renewed each year with the prices as follows: \$4,695 for termites in addition, \$5,634 for pests. The Board requested that Amanda Blomefield seek quotes from other Pest Control companies to see if Othos is in line with other competitors. The closest bid was from Pestech for \$12,480 termite and \$6,240 for pests.

Eric Reifschneider asked what the Othos contract covered. Amanda Blomefield stated that the contract covers treatment of termites and pests but does not cover any damage. Joe Searles suggested that we continue with Othos. There was no need to do anything further since the contract is automatically renewed each year.

C. Sidewalk Construction:

Amanda Blomefield requested quotes for a 5-foot walking sidewalk that would run the length of Dudley's Grant at 1,688 feet. She received a quote from David Vaughn for \$45,576. After discussion, the Board has requested that Amanda Blomefield send an email to all owners of Dudley's Grant properties, to gauge the

climate of investing such a large amount of money.

D. Dumpster Update:

Amanda Blomefield has inspected all the dumpsters throughout the Dudley's Grant properties and presented a spreadsheet of damaged dumpsters and dumpster signs. She presented an estimate of cost to replace all the exhausted dumpsters of \$10,885.00 to \$11,410.00 to purchase from the City of Greenville. A motion was made by Eric Reifschneider to approve the purchase of new dumpsters to replace all the dilapidated ones. Joe Searles seconded the motion. The Board unanimously approved.

E. Project Updates:

The Pine Straw scheduled for March has been completed.

Pressure washing scheduled for April 26 - May 6, 2022. Amanda Blomefield will prepare notices to be distributed to the community with details concerning the pressure washing process.

Once the buildings' pressure washing is completed, the parking lots will follow.

VII. Review Reports

The Board reviewed all financial reports. No corrections were made.

VIII. New Business:

- A. Dying Trees near 4105: The trees are not on Dudley's Grant property. Therefore, the Board has no recourse. However, Amanda Blomefield has agreed to contact the property owners to ask that the trees be removed before any damages occur.

IX. General Discussion:

Amanda Blomefield presented an update to the Federal Collections Law process. After a three month delinquency in fees, a demand letter is sent to the property owner. If no action is taken, the delinquency is then sent to the lawyer.

The HOA can have no further communication with the property owner. The attorney will proceed with a lien on the property and the owner must work with the attorney only.

X. Adjournment:

After no further business to discuss, Joe Searles made a motion to adjourn. A second was presented by Joy Caroon. The meeting was adjourned at 7:37 PM.

Dudley's Grant Homeowners Association Board Meeting  
Minutes June 20, 2022  
6:00 pm

- I. Establishment of Quorum – Members present were Joe Searles, Eric Reifschneider, Joy Caroon, Jeanne Hunter, and Michael Goodhart. Tammy Rowland was absent.
- II. Meeting called to order by Board President Joe Searles at 6:05 pm
- III. Review and approval of the March 21, 2022 Board Minutes. A motion to approve the minutes as written was made by Joy and was seconded by Eric. The motion passed unanimously.
- IV. Hearings –                    – An office chair and mat near the front door has been opened since January. There is a renter in the unit. The owner was to come for a hearing, but never showed up. Tonya will follow-up with the owner.
- V. Review of Reports as of May 31, 2022
  - A. The financials were reviewed and there were no questions. A motion was made by Joy and seconded by Jeanne to approve the financials. The motion passed unanimously.
  - B. Reviewed the Delinquents and Prepaid Reports. With the exception of                    , which will be discussed under new business, the report looked good.
  - C. Open Violations were reviewed. Eric will check on the hanging electrical boxes                    I out front is okay as long as it is neatly rolled up. The Board asked that Tonya make a spreadsheet of the list of things that the HOA can and can't fine for after the last legal review.
  - D. Open Work Orders were reviewed. The city engineer has inspected the pond. Tonya had not received and official report yet. The maintenance cost for noted findings will be \$3,500. They also quoted \$800 for an optional service cutting and removing vegetation during dormant season. Will close work order W0021607 as it is complete.
- VI. Old Business
  - A.                    Soft Wash – Would like to have her roof washed. She was told by a vendor the mold was ruining her shingles. It is one of the single floor units on the end. The owner would be responsible for the bill. The Board approved the request, but recommend that the company proceed with caution and any damage done to the shingles or any adjoining unit would be the owners responsibility.
  - B.                    Fence – The patio fence was melted by a grill and the owner would like to get that portion of the fence replaced. The Board approved replacing the damaged portion. Russell Property Management will pay to get it replaced and will then bill it back to the owner.
  - C. Sidewalk Results – The Board discussed the results from the sidewalk poll (53 in favor with 46 against). Since it was such a close margin and not many units responded, the decision was made to table the installation of a sidewalk at this time.
- VII. New Business
  - A.                    – The owner of this unit is almost \$1,000 delinquent on their HOA dues. It has been turned over to the attorneys and they have done all that they can to collect the dues. The recommendation from the attorneys is that the Board approve and begin foreclosure

proceedings. A motion was made by Joe to approve and begin foreclosure proceedings and was seconded by Joy. The motion passed unanimously.

VIII. General Discussion

- A. Parking – is continually parking in visitor spots. Tonya will send a violation letter.
- B. Metro Net – Did not send any communication on work being done and things have not been completed. Tonya will call and request that they come back and complete the work.
- C. Dumpsters – Stencils need to be placed on several new and existing dumpsters with the number to call for large item pickup. Tonya will make a list of which dumpsters need stencils. The dumpster areas in front of units 4182 and 4222 looks very trashy. Need to monitor this area and make sure dumpsters stencil with number to call for large item pickup are on all dumpsters in that area.
- D. Parking Lot Paving – We need to develop a parking lot paving plan that we can follow next time we decide to pave the parking lot. Would like to have the plan put more of the work on the paving company selected. Have them help with signs and moving cars. May need to have a longer period of time allowed to get the project completed. Tonya will work on developing a plan.
- E. Towing Company Change – A & B Towing company has not been responsive. We may need to look at another company. G-Vegas Towing did a great job with stepping in during the parking lot paving. Would like to get a quote from them. Would like to see if they will give us a flat rate. Tonya will work on getting a quote from the company and get that out to the Board.

IX. Adjournment – A motion to adjourn the meeting was made by Joe and was seconded by Joy. The motion passed unanimously. The meeting was adjourned at 7:15 pm

Next Meeting: Monday, September 19, 2022 at 6:00 pm. Would like to move the December meeting up to December 5<sup>th</sup>. The Board approved the date change.

Dudley's Grant Homeowners Association Board Meeting  
Minutes December 1, 2022  
6:00 pm

- I. Establishment of Quorum – Members present were Joe Searles, Eric Reifschneider, Joy Caroon, Jeanne Hunter, Tammy Rowland and Michael Goodhart.
- II. Meeting called to order by Board President Joe Searles at 6:10 pm
- III. Review and approval of the September 19, 2022 Board Minutes. A motion to approve the minutes as written was made by Joe and was seconded by Eric. The motion passed unanimously.
- IV. Review of Reports as of December 1, 2022 (pgs. 3–16)
  - – Delinquent and a demand letter was sent back in August. Amber will follow up with on this one.
  - – Letter has been sent for them to clean up their patio.
- V. Old Business
  - A. CD Renewal Date: February 18, 2023 – The Crescom CD will be up for renewal at this time. Amber will send the renewal rate information through e-mail as the time gets closer.
  - B. List of dead plants – Jeanne went over the list of dead plants on the property that need to be replaced. There are approximately 20 units. Amber will follow up with the landscaper to determine when will be the best time to replace them.
  - C. Metronet at entrance – They are waiting on the DOT permit for underground bore before they can finish at the front entrance.
  - D. Bushes Around Dumpsters – These have all been trimmed. Jeanne voiced concerns about the amount of trash in the horse shoe area of the property.
  - E. Parking Lot Guide – This can be a simple spreadsheet document that shows what needs to be done when, so when it is time to do it in another 10 years, we won't have all the issues we had this time. Recommendations from the Board were:
    - Job done over 6 days with no more than 20% being done in one day
    - One week before work begins, notices go out to all tenants
    - Two days before a section is done, e-mail the tenants in that section letting them know their section is being done
    - Tenants can move their vehicles the night before or the morning of work
    - Vehicles not moved will be towed the day of at the owner's expense
    - Do not do main drive all at one time, break it into sectionsThis is simply meant to be a guide for future Board members when this work is done again.
  - F. Spreadsheet for Fines – There are not many items that can be added to this list, but Amber will make one. Main item is personal items in front of the unit. Discussed solar lights in front of 4271-I. If you are aware of any units that have an excessive amount, contact Amber.
- VI. New Business
  - A. 2023 Budget and Annual Meeting – The Board stated that they did not want a CPI increase and want HOA dues to remain at \$90. Reviewed the 2023 budget without the

CPI increase. Decisions were made to make the following adjust to present at the yearly Board Meeting:

- Building Repairs – Planned would be dropped from \$5,000 to 0.
- Maintenance Dumpster – would be increased from \$5,000 to \$10,000. Several still to replace.
- Parking Lot Repairs – would be dropped from \$29,949 to \$5,000.
- Check Supplies – would be dropped from \$103.01 to \$100.
- Copies – would be dropped from \$750 to \$500.
- Miscellaneous – Amber will check to see what makes up the \$209.20
- Will move \$25,000 into Escrow.
- A motion to approve the 2023 Budget to be presented at the January Annual Meeting was made by Joe and seconded by Joy. The motion passed unanimously.

- B. Short term rentals – is using their unit as an Airbnb and some of the people staying there can be loud. A long discussion ensued as to whether we should make an amendment to our HOA By-Laws stating that no units can be used as an Airbnb. Most of the Board members were in favor of having our attorney look into this, but it was discovered that we would need buy in from 90% of the owners to make this happen. It can be done, but it will take a lot of work to get the votes needed. After that discussion the decision was to table moving forward with this for now.

#### VII. General Discussion

- A. Tree hanging over the patio of the unit at the back of coach Ray's property. This was brought up a while ago, and still the tree has not been removed. Discussed having the tree guy cut the tree at the property line for the tree that is hanging over the back patio. Amber will follow-up on this and get it done
- B. Recycle Bin missing between 4105 and 4115. Amber will follow-up with the city to see if they removed it.

- VIII. Adjournment – A motion to adjourn the meeting was made by Joy and was seconded by Joy. The motion passed unanimously. The meeting was adjourned at 7:42 pm.

Next Meeting: Annual Meeting on, January 19, 2023 at 6:00 pm.