

## Dudleys Grant HOA Meeting 02/18/2016

Members Present: Joe Searles, Cody Smith, Cheryl Smith

- Review of previous meeting minutes
  - Plan to set date for new sod laid 4130A and 4130B
    - 1<sup>st</sup> week of May
  - Approved all other minutes
- Hearings
  - All no shows
  - – Fine \$100
  - – Fine \$100
  - – Dog not on leash – Fine \$100
  - – Broken Storm window – claims the landscapers are responsible and has arranged to meet with them. Extend deadline until March 21<sup>st</sup>, otherwise \$100 fine.
- Review Reports
  - Delinquents:
    - – Wait to get answer from Rocky regarding foreclosure cost and/or asking attorney to send letter – will vote on decision via email
    - – MMF will follow up with PM to ensure owner is paying
- Violations:
  - See Hearings above
  - Mercedes with flat tire on DG dr
  - Screens – see bullet in newsletter notes below
- Work Orders
  - New property inspector (Derek is going to work on closing many of the opened work orders that are presumably complete)
- Parking lot quotes
  - Breaking up parking lots into 2 sections and then replace yearly, road done separately and this year
    - Amanda will ask when they can do it.
  - Board will decide via email who to go with and when to schedule the work
  - Ensure announcements made well in advance
- Going with East Carolina Asphalt Seal and Coat Co for speed bumps schedule in near future
  - Placement of new speed bumps
    - 1 after last unit on right by pond
    - 1 midway in between 1<sup>st</sup> and 2<sup>nd</sup> speed bumps ~4165?
- New pressure washing providers
  - Clean Team Pressure Washing - Mike Gaddy - \$9,450.00 (All units, no multi-year contract)
- Newsletter
  - Disposing of large items, don't leave by dumpster or try to fit in dumpster. Call Greenville waste management
  - Specify what is meant in the Rules and Regs regarding screens
    - Joe knows vender that sells screen cheap

## DG HOA Meeting 05/03/2016

Members present: Joe Searles, Cody Smith, Cheryl Smith

- Review of previous minutes
  - Approved all minutes
- Review Reports:
  - Finances
    - Accounts are good.
  - Delinquents
    - Can't collect on bankruptcy accounts. Waiting on attorney.
    - Rest are in 1-2 month of collections process.
  - Violations
    - Satellite mounted to roof. Owner needs to take care of costs if any damage done to roof.
    - – Broken Window was fixed. Amanda will close
  - Work Orders
    - Pond – Ongoing work order. Landscaper monitors, when work is needed, he sends request to HOA
    - Landscaping concerns:
      - Assign Derek to follow-up on dying bushes and identify others. If still present, then we will order a replacements
      - Obtain quote on trimming hedges that were frost bitten.
      - Board addressed concerns from a group of occupants and will monitor.
    - Water issues during heavy rain fall
      - Trenches and crates are being well maintained by Derek
    - 4239 Dumpster lid was replaced
    - Follow up on 4239 metal flashing on porches that needs painting
    - Follow up on retaining wall on firetower road
    - Also landscaper to replace tree that was removed a year ago outside 4239 on DG dr. look for pine straw mound.
  - Reviewed and Approved Newsletter
  - Parking lot quotes
    - All at once – 2 weeks
    - \$250 per visit if split up
    - Decision – Board will decide on which coul-de-sacs need done. Entire DG will be done at same time.
      - Bennie Randolph with Asphalt Solns.
      - Amanda will wait for word from us.
  - Meeting adjourned

Dudley's Grant HOA Meeting  
Tuesday, August 16, 2016

Meeting called to order.

Members Present: Joe Searles, Erin Perkins, Cody Smith, Cheryl Smith

Hearings in person -

- [ ] Motorcycle parking violations – Decision – No fine assessed due to parking changes made. If there are any future parking violations with the motorcycle the full \$100 fine will be assessed.
- [ ] Dogs let out without leash and charged another resident. Excuse: - Daughter accidentally let dogs out prematurely. Reporting individual was disrespectful and was also seen not cleaning up after her dog. Decision – No fine assessed due to accidental nature of incident. If future occurrence, full \$100 fine will be assessed.
  - Also reported flooding issue again. Instructed to send pics of flooding to Amanda to get to Rocky.
- [ ] Missing screen on window. Owner didn't find out from property management until last night. Decision – Extension granted to replace screen – 30 days

Hearings no shows –

- [ ] Decision – Assess \$50 fine and if window is not fixed in 30 days \$25/day until fixed
- [ ] Decision – Assess \$50 fine and if window is not fixed in 30 days \$25/day until fixed
- [ ] Boarded window & Screen needing replaced – Decision - Assess \$100 fine and if window and screen is not fixed in 30 days \$25/day until fixed.
- [ ] Satellite Dish violation – Decision - Assess \$100 fine and if satellite dish is not removed in 30 days \$25/day until fixed.

Review of previous minutes:

- No damage to roof with satellite dishes
- Pond is up to par and being monitored
- Work orders will be discussed later in meeting
- Retaining wall on Firetower will be fixed by city
- Newsletter was great.
- Parking lot restoration approved

Finances

- Parking lot came out of reserve fund due to un-budgeted expense.
- No accounts over-spent

Delinquents

- Most are only a month or so behind.
- Large delinquents are either bankruptcy or foreclosure cases in which collection is uncertain.

Work orders

- Replace dead or missing bushes (55 total)
  - Quote: 1650.00 for 55 shrubs
    - Additional 220.00 for crepe myrtle planted out front 4239 and
  - For 4259 dead tree that needs removed

- See if we can remove and replace with sod
    - Board approves expenses from maintenance fund in the budget.
  - Painting flashing
    - Decision – Go with Slate Painting (\$3300)with funds from maintenance fund of budget
  - Dumpster Replacement (13 total)
    - Repair \$120-550
    - Replace \$867 (city price)
      - See if repair guy can replace for cheaper
    - Have repair guy go out and give quote – discuss at Nov meeting
      - Price compare with other repair guys
      - Discount for large serice

#### Changes to Rules and Regs

- Garden Hoses – Add to rules: “Garden hoses must be stored in flower bed behind or between shrubs.

#### General Discussion

- Violation – Car parked on curb
- Water lines breaking under lots – why? Construction
- Next meeting not October but November 16<sup>th</sup>, 2016 (Budget meeting)

Meeting Adjourned

## Dudley's Grant HOA Meeting

Thursday, November 17, 2016

Members present: Joe Searles, Amanda Blomefield, Cheryl and Cody Smith

Review of previous minutes:

- Hearings –
  - All are taken care of or in the process
- Work orders-
  - Retaining wall – still waiting on response
  - Painting on flashing – complete
  - Dumpster
    - One in poor repair was replaced – further discussion tonight

Delinquents

- – RPM \$22 –Amanda will look into
- – Reminder for having indicated he would pay by the 15<sup>th</sup> to avoid further late fees
- – wrote off \$2000, 897.28 staying on the balance
- – filed bankruptcy – attorney will monitor to see what the HOA can collect on

Violations

- Hearings will be rescheduled for Thursday, December 15<sup>th</sup> 2016 at 630pm.
  - Amanda will get letters out tomorrow – Thank you!
- Subsequent – Amanda will check to see if enough time has passed for them to be summoned for the hearings on the 15<sup>th</sup>

Work Orders

- Report street lights – Email Amanda with building number and or pole number
- Monitoring replacement of bushes by landscaping crew – no payment until all bushes are replaced as indicated
- Replacing crepe myrtles – not completed yet – Amanda is going to get a guarantee that they will survive the winter
- Fencing – HOA pays for but bills homeowners – HOA is on top of it.
- 4130 – Hurricane damage – owner's insurance will cover – work order is only to monitor the progress
- 6886 – closing
- 8136 – not done yet
- 7727 – Sod – will be reviewed by HOA board
  - Get pics – was it due to roundup from landscapers?

Trees

- Replace all dead trees with Elm (\$295/tree) as they die

- So long as Elms don't grow too tall – Amanda will check (we want no more than 15-20ft tall)
- Amanda will also change work orders replacing with Crepe Myrtles

#### Dumpster repair and replacement

- Stick with 6 yard dumpster
- How long do they guarantee the repair on dumpster?
- What is the life of the remaining dumpster after the repairs made?
- Question \$580 price – why?
- We want to extend the life for another 3+ years.

#### Budget Report

- Still building reserves (Great!) – even with parking lot repairs costs
- 2017 – Budget
  - CPI increase – 84.50 rather than \$83 – Agreed to increase
  - Increased maintenance budget by 2 (\$5000-100000) due to over spending last year
  - Management fees increased
  - Income – transferred into reserve.

#### Annual Meeting

- The Church of Jesus Christ of Latter-day Saints
  - 307 Martinsborough Rd.
  - Monday, Jan 16<sup>th</sup> at 630pm

#### Meeting Adjourned