

Kittrell Duplexes
Annual Meeting Minutes

January 30, 2019

Location: Sheppard Memorial Library (room B)

Meeting called to order at 6:00.

Quorum was established with 9 properties represented (5 in person, 4 by proxy). Sign in sheet will be stored with Kittrell Duplexes HOA files at Russell Property Management's office.

Nominations from the floor includes Carolina Carrothers, Gopal Krishnan, and Alejandra Garzon. These three persons were elected to the Board of Directors as no one was nominated to run in opposition. The new Board of Directors will determine their terms lengths and officer positions at the first Board meeting.

The 2019 proposed budget was ratified by all in attendance.

General discussion topics included:

- Possibility of adding an entrance sign
- Question if the City will connect Signature Dr and County Home Rd
- Inquiry about duplex residents having access to the pool at Kittrell Townes
- Concern about children waiting for the bus; opportunity for the City to create a bus stop area along Signature Dr

Meeting adjourned 6:52.

Kittrell Duplexes HOA
Annual Meeting Minutes

December 18, 2019

Location: Sheppard Memorial Library

Meeting called to order at 6:00 pm. Quorum was established with 14 properties represented (6 in person, 8 by proxy).

Minutes from previous meeting (January 30, 2019) were reviewed as approved with amendments. Amendments included adding names of nominees and changing "great a bus stop" to "create a bus stop."

One position remained vacant at time of meeting. Board of Directors are required to have a minimum of three person, no maximum is set. Adam Viverette conveyed he's like to join the Board with no additional interest, so he was elected to the Board.

Discussion about 2020 budget included the following:

- Vote for special assessment regarding installation of one entrance sign. Board explained one will be paid for out of general fund, but wanted to have special assessment for second one. All in attendance voted to approve the special assessment. Board will determine at first meeting in 2020 when assessment will be posted and timeframe for payment. Pending items include if space is available (around utility box, fence, stop sign, etc) and permission from owner if not installed in easement.
- Initially a dues increase was only going to be proposed if special assessment did not pass with the intention to collect funds for the second sign. Prior to the annual meeting (and after packets were already mailed), it was discovered that the HOA will need to spend funds on pond maintenance. All in attendance approved dues assessment increase to \$25.00 per unit.
- 2020 budget was ratified with both above mentioned items represented.

Open discussion included the following topics:

- Question about changing door color. All units shall be harmonious, but no specific door color is represented in the legal documents.
- Residents noted different mailboxes have been installed. Some are on wooden posts. Mailbox standards will be emailed to all owners and any violations should be documented at routine monthly inspections.
- Concern about speeding in the neighborhood and Signature Dr.
- Requesting to have another bulk pick-up reminder sent out as residents are not abiding by contacting Greenville Public Works.
- Parking on the street has not been as big an issue once the City installed signs. Parking on the grass is a continued concern.
- No Solicitation sign at entrance is faded and needs to be replaced.

Meeting adjourned at 6:57 pm.