

Laurie Meadows HOA

Board of Directors' Meeting: May 06, 2021

Meeting was called to order at 6:36 pm with the following members present: Sandra Little, Currie Houston, Glenn McCullough, and Susie McCullough.

Minutes from 01/20/2020 were approved. No other meetings were held in 2020 secondary to Covid-19 restrictions.

A violation hearing was scheduled for 6:45 pm for _____ due to repeated violations of vehicles parking/driving in yard. Emily reported that _____ emailed that he would not be attending and that any concerns should have been addressed to him. He has received three notifications of violations. Any future violations will be fined at \$100 per occurrence.

Emily reviewed the following issues:

- * _____ – NO dues have ever been received, even after repeated reminders, debt collection letter, and lien being filed on the property. The total amount overdue is \$850. BOD voted to file an Intent to Foreclose on the property. This costs \$300; homeowner is responsible for all legal costs, court fees, etc., in addition to the overdue amount. Amanda stated that historically, homeowners in arrears will make payment once a sale date is set.
- * _____ - BOD voted to remove violation monies accrued as homeowner has rectified items in violation.
- * _____ - Emily will send a late notice to homeowner as closing took place November 2020.
- * _____ – The closing on the sale of this home is pending. Emily will send a bill for 2021 HOA dues, along with a welcome packet.

The scheduling of the annual LMHOA meeting was discussed. One homeowner is wanting to hold a virtual annual meeting secondary to Covid-19 restrictions for an in-person meeting. BOD discussed the non-feasibility of this alternative to an in-person meeting and deemed to wait until Pitt Community College resumes scheduling facility rentals.

Fence cleaning was discussed. No provision exists in the Rules and Regulations requiring homeowners to clean vinyl fencing. BOD voted to add this into the Rules and Regulations under Homeowner Responsibilities.

Hearings for siding violations which are older than 3 months will be held at the next quarterly BOD meeting.

Emily stated that _____ at _____ was unaware that putting in additional concreted areas on his property required approval by the LMHOA Architectural Committee since it was not a structure. He was given notice that the concrete addition was retroactively approved but all future building endeavors would require an application to the Architectural Committee.

Berm/entrance maintenance: Greg Colson installed annual flowers and perennial shrubs in both beds at the entrance, along with pine straw mulch. He is aware the flowers were not faring well after a recent frost and has been stopping regularly to water/fertilize them. The plants are looking better. Emily added that pine straw mulch shortage exists, so she is unsure as to when the berms will be mulched.

Emily will email open dates for the August 2021 BOD meeting.

Meeting was adjourned at 7:29 pm.

Minutes prepared by: Susie McCullough, LMHOA Secretary/Treasurer