

Locksley Woods HOA

Board Meeting

May 14, 2026

1. Meeting called to order by HOA President Danny Smith at 05:30 p. m.
2. Members present:
 - Tonya Rosado-Rocky Russell Property Management
 - Danny Smith
 - Logan Simmons
 - Andrew Rowland
 - Robin Kee
 - Linda Hall
3. Motion made and seconded to accept meeting minutes for April 9, 2026. All in favor.
4. At the beginning of each meeting the HOA board members discuss the path forward with replacing roofs on the 21 buildings needing replacement. The board is waiting on some clarification of vendor pricing due to increase in inflation costs.
5. The Locksley Woods HOA board is still discussing changing the by-laws.
6. Motion made and seconded to proceed with Blue Ridge pressure washing the buildings and balconies, while also taking down the gutter guards on the buildings. All in favor.
7. There were several questions that board members had about the NCDOT project, concerning pricing and replacing of the front brick signage. Rocky Russell our Property Management Company will contact lawyers concerning these inquiries.

8. Motion was made and seconded to replace the eave overhang on building 2219 at a cost of \$5,572.00. All in favor.
9. Flyers will be put on the doors of all Locksley Woods and King Richards Court condos to notify them that the official opening date of the pool is May 23, 2026. They will also contain the current safety rules. .

Meeting adjourned at 06:46 p. m. by HOA President Danny Smith.

Next meeting scheduled for June 11, 2026, at 05:30 p. m. at RPM

Respectfully Linda Hall

Locksley Woods HOA

Board Meeting

April 9, 2026

1. Meeting called to order by HOA President Danny Smith at 05:31 p. m.
2. Establishment of quorum.
3. Members present:
Tonya Rosado-Rocky Russell Property Management
Danny Smith
Logan Simmons
Robin Kee
Andrew Rowland
Linda Hall
4. Motion made and seconded to accept meeting minutes from March 12, 2026. All in favor.
5. The Locksley Woods HOA Board started the meeting with discussions of the future roof repairs and the possibilities of increase in prices and labor costs. The Board also discussed the need to send out a newsletter highlighting things that have been accomplished this fiscal year.
 - A. Pine Straw was refreshed.
 - B. City of Greenville replaced the bulbs in our street lights to LED, allowing for better coverage and safety of our community.
 - C. Pressure washing of building will be on schedule, along with roof cleaning.
 - D. Insurance deductible has an increase from \$5,000.00 to \$25,000.00.
 - E. Locksley Woods's homeowner's need to keep current contact information on file with Rocky Russell Property Management.
 - F. Pool Rules will also be sent to homeowner's due to pool opening in May.
6. Tonya Rosado-Rocky Russell Property manager is getting more quotes on pressure washing of the building, along with the cost of stairwell and balconies being included in the price.
7. There seems to be several complaints about parking in visitor parking spots, Tonya Rosado will resend a letter concerning all rules and regulations.
8. Motion was made and seconded to order the new pool cover at a price of \$8,025.00, and the color of the pool cover will be gray. The pool cover will be ordered and placed on the pool at the closing of the season. All in favor.

9. Motion made and seconded to accept Hardees Plumbing work order at \$687.88 to remove the existing Wilkins backflow prevention assembly and supply and install a new backflow assembly of the same or equivalent model. After installation, they will perform a certified backflow test to ensure the new device is functioning properly and meets all applicable codes and regulations. All in favor.
10. Meeting adjourned at 06:28 by HOA President Danny Smith
11. Next meeting scheduled for May 14, 2026, at RPM at 05:30 p. m.

Respectfully Linda Hall

Locksley Woods HOA

Board Meeting

March 12, 2026

1. Meeting called to order by HOA President Danny Smith at 05:30 p. m.
2. Establishment of quorum
3. Members present:
Tonya Rosado-Rocky Russell Property Management
Danny Smith
Logan Simmons
Robin Kee
John Lynch
Linda Hall
4. Violation hearings for homeowner's with violations picked up on monthly inspection, was scheduled at 6:00 p. m., no homeowners attended.
5. One of Locksley Woods Homeowner's addressed our board about their concerns about the delay in beginning the arduous task of replace our building roofs. We reassured the homeowner that it is among our top priority, and that every HOA meeting the board is discussing every possibility available to accomplish this task. The Locksley Woods HOA board continues to discuss the need to amend the by-laws.
6. Motion made and seconded to accept the meeting minutes for March 12, 2026. All in favor.
7. Tonya Rosado-Rocky Russell Property Management is securing bids for the pool upkeep this summer; she is also looking into the costs of replacing the pool cover which was damaged during one of the snow storms.
8. Locksley Woods HOA will be sending out pool packets in May. The board will begin working on a newsletter to accompany the packet during the month of April.

Meeting adjourned at 06:32 p. m. by HOA President Danny Smith

Next meeting scheduled for April 9, 2026 at 05:30 p. m. at RPM

Respectfully Linda Hall