

Locksley Woods HOA Annual Meeting of the Members

Jan 14, 2016

6:00pm

Sheppard Memorial Library

Board Members Present: Helen Pase, Susan Howard, Julia Smith, Frank Tier, and Martha West.
Board Members not present Ralph Thompson

Also present Chelsey Bennett and Rocky Russell

Location: Sheppard Memorial Library

Meeting called to order by Helen Pase, HOA President.

Quorum Established.

Introduction of Board of Directors.

Review of 2016 Profit and loss Budget.

Board of Directors Election Ballot.

Nominations made from the floor Randy Coxs. Motion and seconded it.

Special assessment vote, on vinyl soffits at a cost of estimate of \$25,000 (\$140.00 per unit.)

New Business:

Budget Review:

Review of 2015 and 2016 projects.

Dues increase 5% effective April 1, 2016. \$175.85 per month.

Rocky Russell spoke about the need for vinyl soffits.

Board of Directors Voting results:

Helen Pase: 47

Julia Smith: 34

Randy Coxs: 10

Special Assessment Ballot Results:

Approved: 27

Not Approved: 17

Special Assessment not passed as it was not approved by a 2/3 vote.

Items to be review by HOA Board.

Invoices: to include time in and out, service performed and cost per hour.

Request to allow for rent signs in windows.

Pool hours and gate operations.

Replacement of grills that were removed. Unit 2219

Power washing, please do not use bleach and better notification.

Questioned asked:

Dues increase.

How many bids are requested for projects?

Newsletter dryer vent est. \$55 vs \$90 for 20mins work.

What will replace pool monitor?

Meeting adjourned at 7:30pm. Next HOA board meeting set for Thu Feb 11, 2016 5:30 pm.

Submitted by Frank Tier 1/18/16

Locksley Woods HOA Annual Meeting of the Members.

Jan 26, 2017

7:30pm

Board Members Present: Helen Pase, Julia Smith, Frank Tier, Martha West, Ralph Thompson and Susan Howard

Also present: Chelsey Bennett, Rocky Russell

Location: Sheppard Memorial Library

Meeting called to order by Helen Pase

Quorum Established.

Introduction of Board of Directors'

Review/ Acceptance of Jan.14, 2016 Annual HOA minutes.

Helen Pase reviewed Roberts Rules of Order.

Nominations made from the floor for Randy Cox name to be placed on the ballot for Board of Directors.

Review of 2017 Profit and Loss budget

New Business:

Review of 2016 and 2017 Projects.

Results of Board of Directors Election Ballot:

52 Properties represented in total, 18 present, 34 proxy.

Frank Tier: 43 votes

Martha West: 39 votes

Kevin Wallace: 36 votes

Randy Cox: 13 votes.

Meeting Adjourned at 7:20pm

Submitted Feb 8th, 2017

Frank Tier

Locksley Woods HOA Annual Meeting of the Members

January 23, 2018

6:00 pm

Board of Directors Present: Helen Pase, Julia Smith, Susan Howard, Julie Crippen

Also Present: Chelsey Bennett, Rocky Russell

Location: Alice Keene Building

Meeting called to order by Helen Pase

Quorum Established – 55 properties represented (23 in person, 32 by proxy)

Introduction of Board of Directors

Review/Acceptance of Jan. 26, 2017 Annual HOA minutes

Randy Cox motioned for Nominations/Elections of Directors to be moved to Item IV following the budget. Motion passed.

Board of Directors:

Review of 2017 Profit and Loss Budget

New Business:

Results of Budget Vote: 28% increase in dues proposed. Did not pass. 5% increase will begin in April, 2018.

Results of Board of Directors Election Ballot:

Karen Gilkey 35 votes

Susan Howard 26 votes

Randy Cox 23 votes

Ralph Thompson 2 votes

Open discussion: members asked Board to review insurance coverage deductibles, review landscaping, pond maintenance, review citation letters, parking lot numbering

Meeting Adjourned at 7:56 pm

Submitted January 24, 2018

Julie Crippen

Locksley Woods Annual HOA Meeting

January 28, 2019

Board Members Present:

Helen Pase

Julia Smith

Danny Smith

Susan Howard

Martha West

Linda Hall

Chelsey Bennett-Russell Property Management

Sign in sheet of all homeowners is stored in the Locksley Woods files at Russell Property Management.

Meeting called to order at 6:30 by Helen Pase-president. Quorum was established by attendance (21 properties) and proxies (25 proxies). Helen began her discussion that two board positions were opening up and wanted to know if anyone wanted to nominate themselves for the position. Ralph (Booger) Thompson made a motion to move nominations/elections until after the general discussion, and that he wanted to be considered for a position on the Board – motion passed. Helen went over minutes from January 23, 2018 annual meeting. Motion was made by Joe Olender, to accept the minutes, motion seconded by Jack Bates – motion passed. Susan Howard presented the 2019 budget. There were several questions from the floor concerning the cost of pine straw and the continuing increase in price of the cable contract. Helen asked for a motion to accept the budget. No motion to accept as presented. *Per North Carolina Condominium Act, the budget is ratified unless at the meeting a majority of all the unit owners or any larger vote specified in the declaration rejects the budget. Helen began discussion about a possible change to the pool key system, which is estimate to cost \$3,000.00. Members of the audience questioned how that would help solve the current security issues. Several ideas were exchanged. Helen stated that some of the gauges on the irrigation system were in the process of being replaced, so the lawn would not need irrigation after a rain. Several members discussed the ongoing problem with pet poop not being picked up and disposed of properly. Helen responded that there was action being taken concerning this problem. Ralph Thompson, brought to the board's attention the fact that the escrow account was \$5,000.00 lower this year than four years ago, and stated that the monthly dues needed to be increased, and that the board needs to be putting aside \$7,100.00 toward the escrow monthly, as suggested in the reserve study. The meeting was extended until 8:00 and there were still a lot of questions concerning the pool situation. A motion was made by Ralph (Booger) Thompson to have a second meeting before any decisions/votes were made concerning the pool security or dues increase. Midge Kowalczyk seconded the motion. Extended meeting to within thirty days for discussion and voting for Directors. All present in favor, no one opposed. Meeting adjourned by Helen Pase at 8:00.

Locksley Woods Homeowners
Second Annual HOA meeting minutes

February 27, 2019

1. Meeting called to order by Helen Pase, HOA President, at 6:00 pm
2. Establishment of Quorum:
31 proxies plus 13 properties represented by those in attendance
3. Board of Directors Present
Chelsey Bennett-representing Russell Property Management
Helen Pase
Julia Smith
Martha West
Susan Howard
Danny Smith
Linda Hall
4. Motion made by Jack Bates to accept meeting minutes. Midge Kowalczyk seconded the motion. All were in favor, no one opposed.

The floor was opened for any topic the homeowners wanted to discuss. Among the topics was the increase in pricing of cable on the King Richards side. Contract for cable will be up for renewal in 2021. The board asked for suggestions. Some homeowners are still having parking issues. The parking stickers for cars came into effect in July 2015. Some tenants wanted to know if the rules are being enforced. There was a discussion about the handicapped parking. Dog poop not being cleaned up is still an issue in our community. A trail camera is being purchased with the hopes of helping to eliminating that problem. Dogs are still being seen off leashes. Homeowners that walk daily asked that the roots of trees behind buildings on Locksley Woods side, next to pond, to be covered. The HOA in process of getting bids and then may proceed forward with the project. The HOA board was thanked by a homeowner for their help in increasing the number of recycle bins.

5. Nominations for Director positions open. Those receiving the highest number of votes were elected.
Helen Pase (36 votes)
Julia Smith (37 votes)
Ralph Thompson (1 vote)

Meeting adjourned at 6:50 by Helen Pase

Respectfully Linda Hall

Locksley Woods Condominium Association Inc.

Annual Meeting of the Members

January 23, 2020

Directors present: Helen Pase-President, Julia Smith-vice president, Susan Howard-treasurer, Linda Hall-secretary, Martha West-landscaping representative, Danny Smith-board member, also present: Chelsey Bennett-Russell Property Management representative.

The officers were introduced and the meeting was opened for discussions.

1. Helen Pase called meeting to order at 06:30.
2. Quorum established with 20 home represented in person or by proxy.
3. Nominations and elections.

Danny Smith and Martha West both volunteered to served on the Board with three year terms. They were the only two homeowners that volunteered or were nominated so they were elected with an uncontested vote.

4. Motion was made to by Jack Bates to accept the HOA meeting minutes from January 9, 2020. The Motion was seconded by Rob Howard. All in favor.
5. Susan Howard presented the treasury report.

Vote was taken regarding increase our monthly dues by \$5.62 monthly and begin on April 1, 2020, to help cover the cost of ordinance of law to be included in our insurance policy. Vote 44-for 7-against.

6. There was an open discussion about the condition of our garbage dumpsters. With our aging community we need more dumpsters with sliding side doors versus the lift top dumpsters. There are currently 13 dumpsters and only 2 with side doors. The question arose that if we replaced them all by calling for an assessment that the cost would be around \$64.98 per homeowner. The board would look in to selling the old dumpsters as salvage, and would ask if the city of Greenville could help with that arrangement. Motion made by Jack Bates to take a vote on replacing the dumpsters that did not have side doors, and all damaged older dumpsters at a maximum cost of \$65.00 per homeowner, by way of an assessment. Motion seconded by Rob Howard. Vote 41-for 10-against.
7. Open discussion by homeowners with items of concern.
 - A. One item was that we needed more recycle bins.
 - B. The increase in the price of the cable bills.
 - C. Reserve Study

- D. Resurfacing the parking lot.
- E. Replacing roofs on the buildings.
- F. Unit rentals as airbnb.
- G. 14th street widening impact and the board's discussion with the NCDOT.
- H. There was an open discussion about the differences of an umbrella insurance policy versus the ordinance of law coverage.

Helen Pase adjourned the meeting at 08:18 p.m.

Respectfully Linda Hall

Locksley Woods HOA

Annual Homeowners Meeting

November 4, 2021

1. Meeting called to order by Vice-president Susan Howard at 07:32 p. m.
2. Establishment of Quorum with 18 properties proxies.
3. Members present:
 - Chelsey Bennett-Rocky Russell Property Management representative.
 - Linda Hall-secretary
 - Susan Howard- treasurer
 - Danny Smith-board member
 - Logan Simmons-board member
 - Julia Smith –vice president
 - Helen Pase-absent (president)
4. Board members up for reelection.
 - Linda Hall
 - Susan Howard
 - Julia Smith
 - Helen Pase
5. Karen Gilkey voiced her desire to come back on the HOA board.
6. Motion made and seconded to accept meeting minutes from January 23, 2020, annual homeowner's meeting All in Favor
7. The big-ticket items discussed was that the trash dumpsters were all changed out for new ones. This was paid for by assessing all of Locksley Woods and King Richards Court homeowners.
8. That Greenville Fire Marshall contacted the board to notify us that two fire extinguishers will have to be installed in each building. One on first floor and one on the second floor.
9. All buildings were pressure washed.
10. The board has a new landscaper. B. T. Carawan his contract will begin December 1, 2021. This contract will be for one year, and it is stipulated in the contract that a 30-day notice has to be given by the board to terminate this contract.
11. The financial review items were roof expenditures and the drain lines in front of building 2023.
12. There was a discussion about changing irrigation clocks to 5:00 a.m. and after the sun sets. Also, the size of the irrigation hose needs to be smaller.

13. Motion made and seconded to ratify the budget that was presented to homeowners.
14. Board voted to increase monthly dues by 5%, which will be \$213.73, a month, starting January 1, 2022. This will help with depositing more in escrow.
15. Open discussion:
 - A. Put a sign on dumpsters, for everyone to close the doors the phone number or app to call to get large ticket items removed would be helpful.
 - B. Send a letter out to homeowner's twice a year reminding them of things that need to be done.
 - C. The area coming into the complex needs more lighting.
 - D. An umbrella is needed over the tables at the pool.
 - E. How many parking lot lights do we have, and would it be cheaper to change to LED lighting. Is there a cheaper and better plan that we could move forward with.
 - F. Building near the pond has cars that come and park, is this area private property.
 - G. Parking lot numbers need to be replaced with reflector paint and moved to the curbs, not the parking spaces.
 - H. Chelsey will resend an e-mail detailing the 200 mg for all internet users.
 - I. The question arose about how safe and secure our property was.
16. Director votes tallied and the results were, Linda Hall and Susan Howard were voted to the Board. Karen Gilkey voted as board member. Danny Smith and Logan Simmons still have open term.

Susan Howard adjourned the meeting at 07:50 p. m.

Respectfully Linda Hall