

Locksley Woods HOA

Board Meeting

01/11/24

1. Meeting called to order by HOA president Danny Smith at 05:37 p. m.
2. Establishment of quorum.
3. Members present:
  - Cali Hardee-Russell Property Management
  - Danny Smith
  - Logan Simmons
  - Robin Kee
  - Andrew Rowland
  - Sandy Conklin
  - Linda Hall
  - John Lynch
4. Motion made and seconded to approve prior meeting minutes for 12/14/2023. All in favor.
5. Locksley Woods's insurance policy is up for renewal on March 15, 2024. Cali Hardee-Russell Property Management representative is reaching out to other insurance companies for their comparative rates, in hopes of better rates.
6. Locksley Woods's board members are planning to meet with Greenville Police Department about placing no trespassing signs in our neighborhood.
7. There have been several items that were picked up on the monthly inspection tour that are in violation of the fire code. The stairs on each end of the buildings are not to be used for storage of any items. If any items are found they will be disposed of. Cali Hardee will send out an e-mail to all homeowner's concerning not storing anything under the stairwells.
8. The installation of the squirrel cages on our buildings will begin January 15, 2024.
9. The discussion concerning gutter guards on our building were tabled until next meeting in February 2024.
10. Motion made and seconded to approve invoice # 102, at a price of \$950.00. This invoice includes the removal of approximately 72 small bushes or shrubs, along with 13, large bushes or shrubs along with trimming back 2 Japanese Spindle bushes in front of building 2229. All in favor.

11. Motion made and seconded to approve invoice # 103, at a price of \$650.00 to remove evergreen shrubs in front center of building # 2235 along with their disposal and stump grinding as needed.

12. Meeting adjourned at 07:23 p. m. by HOA president Danny Smith.

Next meeting scheduled for February 8, 2024, at 05:30 p. m at RPM

Respectfully Linda Hall

Locksley Woods HOA

Board Meeting

02/08/24

1. Meeting called to order by HOA president Danny Smith at 05:30 p. m.
2. Establishment of quorum
3. Members present:  
Cali Hardee-Russell Property Management  
Danny Smith  
Logan Simmons  
Robin Kee  
Andrew Rowland  
John Lynch  
Linda Hall
4. With the increasing price of Locksley Woods HOA insurance policy, the board met with representative Jeff Fisher and Norm Bryant of the Towne Insurance Company. We are presently insured by Travelers Insurance Company. Mr. Fisher and Mr. Bryant gave the board valuable information about the statewide increase and discussed co-insurance. They said it was best to stay with an insurance company at least three years before getting new bids.
5. Cali Hardee, Rocky Russell Property Management representative, will contact our lawyers and inquire about the legality of placing liens against properties for not paying acquired fines. She is also reaching out to find what is required for special assessment for cable.
6. Motion made and seconded to not proceed with Solitude Lake Management to remove organic material around the pond dam.
7. One pool camera had to be replaced along with an additional camera to be placed near the dumpster close to building 2231.
8. With the aging of our community the board is looking at replacement costs of our building roofs.
9. Locksley Woods's damage fee assessments will be assessed back to the homeowners.
10. Meeting adjourned at 07:33 p. m. by HOA president Danny Smith

Next meeting scheduled for March 14, 2024 at 05:30 p.m. at RPM

Respectfully Linda Hall

Locksley Woods HOA  
Board Meeting  
3/14/2024

1. Meeting called to order by HOA vice-president Danny Smith.at 5:28 p.m.
2. Establishment of quorum.
3. Members present:  
  
Cali Hardee – Russell Property Management  
Danny Smith  
Robin Kee  
Logan Simmons  
Sandy Conklin  
Andrew Rowland  
John Lynch
4. An officer from the Greenville Police Department was present to discuss a Trespass Agreement that would allow patrol units to perform patrols in our neighborhood. Trespass signs will need to be acquired and posted in prominent areas. The officer also discussed with the Board other safety measures that could be utilized. Most noted is the suggestion of more cameras.
5. Review meeting minutes from 2/8/2024.
6. Cali Hardee, of Russell Property Management, will continue to update the Board on lien processes.
7. The Board is receiving quotes to replace roofs throughout. Discussion on how to pay for roof replacements will be ongoing and is a priority.
8. The pool maintenance contract for summer 2024 was approved.
9. Reimbursement to Board member for webinar attendance was approved.
10. Meeting adjourned at 8:05.

Next meeting scheduled for Thursday, April 11<sup>th</sup>, 2024, 5:30 pm at RPM.

Robin Kee