

Quail Ridge Homeowners Association

Annual Meeting

Tuesday, November 17, 2015, 7:30-8:45pm

Quail Ridge Clubhouse

AGENDA

I. INTRODUCTIONS / ESTABLISHMENT OF QUORUM

Katherine Swank, President, BOD called the meeting to order and welcomed all who were able to attend. Members of the Board of Directors who were present included Phil Baggett, Carol Haven, Lou McNamee, Hunt McKinnon, Howard Shokler, Katherine Swank (Co-Recorder), and Vera Tavakova (Co-Recorder). Members of Russell Property Management were introduced: Rocky Russell, Owner and Chelsey Bennett, HOA Manager. A quorum was established for conducting the business of the annual meeting.

II. NOMINATIONS FROM COMMITTEE AND FLOOR

Nominees approved by BOD were introduced: Robert (Bob) Aiken, 2010-C, Allan Howell, 1874-A, and W. Hunt McKinnon, 1871-C. Hearing no nominations from the floor and having no write-in nominees, Rocky and Chelsey collected ballots to vote on filling three positions on the Board.

III. ELECTION OF DIRECTORS

Nominees were elected to office for a three-year term by the following votes: Aiken – 72, Howell – 71, and McKinnon – 71.

IV. REVIEW AND APPROVE 2015 ANNUAL MEETING MINUTES

A motion by Kathie Harvey to approve the minutes of the annual meeting of Nov 17, 2014 was seconded by Peggy Packard. The motion passed. A motion by Peggy Packard to approve the minutes of the annual meeting of Dec 18, 2014 with omission of the footnote was seconded by **Cyndra Gasparini**. The motion passed.

V. DISCUSSION OF FINANCIAL STATUS OF HOA

A. FINANCE COMMITTEE REPORT

Rocky Russell reported account balances as of Nov 17, 2015: Operating - \$134,869.82 and Escrow - \$122,973.23.

B. PRESIDENT REPORT

Katherine Swank reported the following action highlights for 2015:

- i. Dues increase per Jul 2014 CPI 2.77 per unit per month, effective Feb 1, 2015 resulted in \$7,770 in additional revenue to the HOA in 2015.
- ii. Renegotiation of commercial contract with Suddenlink Communications decreased cost per unit per month by \$9.08 effective Mar 1, 2015 and resulted in savings of \$23,154 in 2015.
- iii. Dues assessment approved for \$23.92 per unit per month, effective Oct 1, 2015 resulted in \$18,299 in additional revenue in 2015.
- iv. BOD changed property management companies, terminating agreement with HOA Management Company and signing agreement with Russell Property Management Company, effective Oct 1, 2015.

- v. BOD terminated agreement for monthly financial services with Measamer, CPA and signed agreement with Russell Property Management, effective Jan 1, 2016.

Budget highlights for 2016 included:

- vi. No dues increase will be levied for 2016 according to Consumer Price Index of Jul 2015.
- vii. Termination of agreement for monthly financial services with Measamer, CPA (\$750/month=\$9,000) and agreement with Russell Property Management (\$2/unit/month=\$6,120) will result in annual savings of approximately \$3,000 in 2016.
- viii. Continued priority for operating budget in 2016 will be to fund wood rot repair, painting and replacement of roofing as needed.

VI. COMMITTEE REPORTS

Standing Committees

A. Clubhouse/Tennis Court Report – Vera Tavakova, Chair

- i. Members
- ii. Vera Tavakova reported the following actions taken in 2015:
- iii. Goals/priorities for 2016 included:
 - 1. Hospitality events

B. Landscaping Report – Carol Haven, Chair

- i. Members – Debbie Broyles, Trish Griffin, Vera Tavakova, and Barbara Vickers
- ii. Carol Haven reported the following actions taken in 2015:
- iii. Goals/priorities for 2016 included:

C. Maintenance Report – Howard Shokler, Chair

- i. Members – Phil Baggett and Hunt McKinnon
- ii. The following actions were taken in 2015:
- iii. Goals/priorities for 2016 included:

D. Pool Report – Lou McNamee, Chair

- i. Members – Debbie Broyles and Kathie Harvey
- ii. Lou McNamee reported the following actions taken in 2015:
- iii. Goals/priorities for 2016 included:

Ad Hoc Committee

E. Bylaws and Insurance – Lou McNamee, Chair

- i. Members – Kathie Harvey and Janet Hofstetter
- ii. Lou McNamee reported the following actions taken in 2015:
- iii. Goals/priorities for 2016 included:

VII. OPEN DISCUSSION

A. Budget.

- i. BOD was encouraged to consider setting aside a portion of the operating budget to serve as an emergency fund for expenses incurred as a result of acts of nature.

- ii. BOD was encouraged to negotiate with the cable company to get the lowest possible rate. It was noted that the current agreement is in effect for seven years.

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VIII. ADJOURN MEETING

A motion by 'Sherrie Huzza' to adjourn the meeting was seconded by Peggy Packard. The motion carried.

**Quail Ridge Homeowners Association
Annual Meeting Minutes
November 17, 2015; 7:30-8:45 pm
Quail Ridge Clubhouse**

I. Introductions/Establishment of Quorum

Katherine Swank, President of BOD, called the meeting to order and established quorum. All board members were present, namely: Phil Baggett, Carol Haven, Hunt McKinnon, Lou McNamee, Howard Shokler, Katherine Swank (co-recorder) and Vera Tabakova (co-recorder). Members of Russell Property Management were introduced: Rocky Russell (owner) and Chelsey Bennett (HOA manager).

II. Nominations from Committee and Floor

Nominees approved by BOD were introduced: Robert (Bob) Aiken, 2010-C, Allan Howell, 1874-A and W. Hunt McKinnon, 1871-C. There were no nominations from the floor. Nominees made brief presentations.

III. Election of Directors

All nominees were elected to office for a three-year term by the following votes: Aiken – 72, Howell – 71, and McKinnon – 71.

IV. Review and Approval of 2014 Annual Meeting Minutes

A motion by Kathie Harvey to approve the minutes of the annual meeting of November 17, 2014 was seconded by Peggy Packard. The minutes were approved. A motion by Peggy Packard to approve the minutes of the annual meeting of December 18, 2014 with omission of the footnote was seconded by Cyndra Gasperini. The motion passed.

V. Discussion of Financial Status of HOA

A. Finance Committee Report

Rocky Russell reported account balances as of November 17, 2015:
Operating - \$134,869.82 and Escrow - \$122,973.23.

B. President Report

Katherine Swank reported the following action highlights of 2015:

- i. Dues increase per July 2014 CPI of \$2.77 per unit per month, effective February 1, 2015, resulted in \$7,770 in additional revenue for the HOA in 2015.

- ii. Renegotiation of commercial contract with SuddenLink Communications decreased the cable cost per unit per month by \$9.08 effective March 1, 2015 and resulted in savings of \$23,154 in 2015.
 - iii. Approved dues assessment of \$23.92 per unit per month, effective October 1, 2015, resulted in \$18,299 additional revenue for 2015.
 - iv. BOD changed property management companies, terminating agreement with HOA Management Company and signing agreement with Russell Property Management Company, effective October 1, 2015.
 - v. BOD terminated agreement for monthly financial services with Measamer, CPA and signed agreement with Russell Property Management, effective January 1, 2016.
- Budget highlights for 2016 included:
- vi. No dues increase will be levied for 2016 according to the CPI of July 2015.
 - vii. Termination of agreement for monthly financial services with Measamer, CPA (\$750/month = \$9,000) and agreement with Russell Property Management (\$2/unit/month = \$6,120) will result in annual savings of approximately \$3000 in 2016.
 - viii. Continued priority for operating budget in 2016 will be to fund wood rot repair, painting and replacement of roofing, as needed.

VI. Committee Reports

Standing Committees

- A. Clubhouse/Tennis Court Report – Vera Tabakova, Chair
 - i. Members – none.
 - ii. Activities in 2015: The clubhouse generated revenue of \$2,616 (\$900 from rentals and \$1,760 from yoga classes). Yoga classes were terminated starting September 1, 2015. The BOD will organize a holiday potluck on December 15, 2015.
 - iii. Goals/priorities for 2016: Encourage more clubhouse rentals, considering the low cost (there has been no increase in the rental fee for at least 10 years); make the potluck an annual tradition.
- B. Landscaping Report – Carol Haven, Chair
 - i. Members – Debbie Broyles, Trish Griffin, Vera Tabakova and Barbara Vickers.
 - ii. Activities in 2015: Nine trees were planted through the Legacy Tree Fund. Stephen Jones donated hundreds of daffodil bulbs, which were planted in common areas. The unfinished tasks in 2015

were mainly due to the health problems of Stephen Jones and some of his workers.

- iii. Goals/priorities for 2016: address the unfinished tasks; continue the Legacy Tree Fund.

C. Maintenance Report – Howard Shokler, Chair

- i. Members – Phil Baggett and Hunt McKinnon.
- ii. Activities in 2015:
- iii. Goals/priorities for 2016:

D. Pool Report – Lou McNamee, Chair

- i. Members – Debbie Broyles and Kathie Harvey.
- ii. Activities in 2015: The pool season was successful thanks to the committee members and the outstanding pool attendants (Drew Ingram, Scott Haddock and Kiley Robbins).
- iii. Goals/priorities for 2016: To exceed the \$16,000 outside membership revenue through more advertising.

Ad Hoc Committee

E. Bylaws and Insurance – Lou McNamee, Chair

- i. Members – Kathie Harvey and Janet Hofstetter.
- ii. Activities in 2015: Solicit feedback on the level of interest regarding changing the by-laws and allowing homeowners to purchase insurance from any agent and not be limited to the Southern Insurance Company.
- iii. Goals/priorities for 2016: Further pursue the issue, seek legal advice, vote on changing the bylaws.

VII. Open Discussion

A. Budget.

- i. BOD was encouraged to consider setting aside a portion of the operating budget to serve as an emergency fund for expenses incurred as a result of acts of nature.
- ii. BOD was encouraged to negotiate with the cable company to get the lowest possible rate. It was noted that the current agreement is in effect for seven years.

VIII. Adjourn Meeting

A motion by Sharon Huza to adjourn the meeting was seconded by Peggy Packard. The meeting was adjourned.

Quail Ridge Homeowners Association
Annual Meeting Minutes
November 20, 2017

Introductions/Establishment of Quorum

Phil Baggett, President, called the meeting to order and established quorum. The Board members present were Bob Aiken, Phil Baggett, Randy Collier, Cyndra Gasperini, Lou McNamee, Anne Sneed and Phyllis Wooten. Board members absent were Janis Crane and Allan Howell. Chelsey Bennett from Russell Property Management was present.

Nominations from Committee and Floor

Nominees approved by BOD were introduced. Phil Baggett(1873 J), Dean Nunn(1918 Q), Randy Collier(1968 D) and Willie Rogers, Jr.(1868 F). There were no nominations from the floor.

Election of Directors

Phil Baggett, Dean Nunn and Randy Collier were elected to a three- year term of office.

Review and approval of 2016 Annual Meeting Minutes

A motion by Cyndra Gasperini to approve the minutes of the annual meeting of November 21, 2016 was seconded by Randy Collier. The minutes were approved.

Budget Ratification

The annual balances as of 9/30/17 are Operating \$163,551.12 and Escrow \$123,431.99. The monthly dues were increased by the CPI (2.8%), maximum \$169.62. Per BOD \$169. The current cable rate is locked in until 2019 (7-yr. contract through 2022). The gutters are to be cleaned twice a year. Work on the tennis courts will be done after quotes are obtained. Pest control is available upon request. Cyndra Gasperini made a motion to ratify the budget, Anne Sneed seconded, motion carried.

Committee Reports

Maintenance – Phil Baggett chair

Wood rot replacement continued on 5 buildings in 2017. Also painting, gutter, chimney caps and roof repairs were taken care of. The management company inspects to determine needs. Bids are requested before any work is done.

Pool – Lou McNamee chair

Members: Cyndra Gasperini, Anne Sneed, Debbie Boyles, Laurie Howell and Liz Diaz-Cobo.

We had a very good season, with outstanding pool attendants led by Drew Ingram who has worked with us for a number of years now. Prior to opening on Memorial Day weekend, the restrooms and guard room were painted and the bottom of the pool was resurfaced. The pump on the baby pool was replaced in June. The outside memberships were just over \$23,000 which meant we met the budgeted income expectation of \$20,000.

Landscaping

In October Janis Crane became the chair of the committee. The committee is meeting once a month to discuss landscape issues that have been seen by members of the committee as well as those reported to the committee by the HOA. Recommendations of these requests are presented to the board at each monthly meeting. The committee is making an annual walkthrough as a group in January.

Open Discussion

The situation with the dumpsters and recycling areas continues to be a problem.

Since our pool sells memberships it may be now considered public and would require a wheelchair lift.

The HOA board will investigate this concern as a large fee could be assessed.

Landscaping concerns, primarily weeds around building 1963. The landscaper will be contacted.

Wood rot continues to be a problem. Repair as many buildings in 2018 as money will allow.

Adjourn meeting

A motion to adjourn the meeting was made by Dean Nunn and seconded by Randy Collier. The meeting was adjourned.

Quail Ridge Homeowners Association
Annual Meeting Minutes
November 19, 2018

Introductions/Establishment of Quorum

Cyndra Gasperini, President, called the meeting to order and established quorum. Board members present were Bob Aiken, Randy Collier, Cyndra Gasperini, Jon Lancaster and Anne Sneed. Board members absent were Janis Crane, Dean Nunn and Phyllis Wooten. Rocky Russell, Chelsey Bennett and Tonya Jones from Russell Property Management were present.

President's Report

Cyndra Gasperini welcomed everyone. She reported a good year for Quail Ridge.

Nominations for Directors from committee and floor

Randy Collier presented Allan Howell, Cyndra Gasperini and Bob Aiken as nominees approved by the Board. There were no nominations from the floor.

Election of Directors

Allan Howell, Cyndra Gasperini and Bob Aiken were elected to three-year terms.

Review and approval of 2017 Annual Meeting Minutes.

A motion was made by Joe Bailey (1920H) to approve the minutes of the annual meeting of November 20, 2017 and was seconded by Charles Ogletree (2072G). The minutes were approved as presented.

Budget Ratification

The monthly dues were increased by the CPI (2.9%) maximum \$173.90. Per BOD \$173.75. Following a discussion Charles Ogletree (2072G) made a motion to ratify the budget, Kathleen Harvey (2043A) seconded and the motion passed.

Committee Reports

Maintenance. Allan Howell chair.

Five roofs were replaced in 2018. Three or four will be done on 2018. The wood rot was corrected in 4 buildings in 2018. Three or four will be taken care of in 2019. Seven units have been painted. Gutter guards are being added aa units are painted. Cricket added with new roofs.

Several dumpsters have been replaced. The recycling area will be updated in 2019.

The drainage issue due to construction at John Paul II School is being taken care of by the school.

We have been told by the City we cannot do anything to the Branch/Creek area.

The parking lots will have facelift in 2019.

Pool. Good year with increase in outside memberships. Furniture was added and necessary repairs were made.

Landscaping. Janis Crane chair. Report by Bob Aiken.

Bill Freelove, US Lawns, has done an outstanding job since taking over servicing Quail Ridge. The committee meets with him regularly to address concerns and walk arounds are conducted periodically.

Management Report

Chelsey Bennett, RPM, announced that Tonya Jones will be their representative to Quail Ridge.

Open Discussion

Residents stated need to clean around dumpsters.

A resident pointed out that the retention ditch needs attention and could be done when the school is handling the drainage issues.

Several residents had landscape issues which were referred to the committee.

Crime concern was discussed. Greenville Police are patrolling area more frequently.

Joe Busby explained the work of the Neighborhood Advisory Board and volunteered to serve for Quail Ridge homeowners. Cyndra Gasperini moved to accept his offer and Jon Lancaster seconded. The motion passed.

Adjourn meeting

A motion to adjourn the meeting was made by Anne Sneed, seconded by Randy Collier. Motion passed and meeting was adjourned at 8:45 pm.

Quail Ridge Homeowners Association
Annual Meeting Minutes
November 18, 2019

Introductions and Establishment of Quorum

Cyndra Gasperini called the meeting to order and established quorum. Board members present were Bob Aiken, Joe Busby, Randy Collier, Ber Enright, Cyndra Gasperini, Allan Howell, Brenda Pollard, Anne Sneed and Phyllis Wooten. Representing Russell Property Management were Rocky Russell and Tonya Jones.

President's Report

Cyndra Gasperini welcomed everyone and reported it had been a good year. The board continues to stress good maintenance of the property.

Nominations for Directors from the committee and the floor.

Randy Collier presented Brenda Pollard, Anne Sneed and Phyllis Wooten nominees approved by the board. There were no nominations from the floor.

Election of officers.

Brenda Pollard, Anne Sneed and Phyllis Wooten were elected to three-year terms.

Review and approve previous annual meeting minutes

A motion was made by Peggy Packard (1873 I) to approve the minutes of the Annual Meeting of November 19, 2018 and was seconded by Trudy McGowen (1968 F). The minutes were approved as presented

Budget Ratification

The monthly dues were increased by the CPI (2.8%), \$178.60. Following a discussion Allan Howell made a motion to ratify the budget, Peggy Packard seconded and the motion passed.

Committee Reports

Maintenance. Allan Howell chair.

Two roofs were replaced in 2019. Wood rot was corrected in 2 buildings in 2019. Numerous small projects completed were asphalt and re-stripping parking lots, removing tennis courts and replacing with grass, recycle bin doors added and chimney caps and gutter guards added.

Scheduled In 2020 are tree and bush replacements, new signs, roofs replaced and wood rot addressed.

Pool. Allan Howell chair.

In 2019 a new pool maintenance service, JJ&T, was contracted and new furniture purchased. Outside memberships were up \$4,700 from \$4,500 in 2018. 2020 will see a new fence near baby pool and the pump will be upgraded. New umbrellas are to be added. It has been determined that extra attendants are needed.

Landscaping. Bob Aiken chair

Committee members are needed. US lawns continues to do a good job. The committee will continue to do walk arounds the property to determine needs.

Open Discussion

Dumpster maintenance continues to be a problem.

Due to continued cable dissatisfaction, it was suggested that our cable account be reviewed prior to end of the current contract.

Homeowner work orders are taking much too long to be addressed.

Gutters are filling up. Consider twice a year cleaning.

Adjourn meeting

A motion to adjourn the meeting was made by Peggy Packard, seconded by Trudy McGowen. Motion passed and the meeting adjourned at 8:20 pm.

DRAFT

Quail Ridge HOA Annual Meeting
December 2, 2020
7:30 pm
Virtual Meeting

The 2020 Annual meeting of the Quail Ridge Homeowners Association was called to order at 7:30 pm by the HOA Board President Cyndra Gasperini. The quorum was established. (We needed 26 to make a quorum and since the COVID-19 restrictions set by the Governor limited indoor groups to 25, this year's meeting was a virtual Zoom meeting.) In addition to Cyndra, representatives from the Board included: Sharon Cullipher, Bobby Parker, Allan Howell, and Phyllis Wooten. At least 26 members must send ballots in to vote on Board members nominations, approve the minutes of the last Annual Meeting, and approve the proposed budget. These ballots must be received by December 16.

Landscape Committee: Allan Howell reported on the actions and plans

- Removal of 20 old, dying and/or dead trees - (Bradford pears last about 10 years and most of these were 20-30 years old. It was recommended that they be removed and replaced with slower growing - crepe myrtles along Quail Ridge Road). Sixteen new trees have been planted with five new ones still on order (1 cherry and 4 dogwood). Several areas where trees were not replaced have been filled in with dirt and grass seeded. We have added flowers at the Club House/Pool entrance. Pine straw will be put out in March - and at that time we will replace dead/removed shrubbery. This may be a two or three phase project. We are replacing old composite wood address signs with new aluminum faced signs. They will not warp like wood, last longer, and look brighter. Some signs will have white plastic guards to protect from weed eater damage. The area around some signs will have pine straw added to prevent mowers from having to mow close and possibly hit the signs. Question: Bobby Parker questioned the landscapers cleaning up behind units. This was discussed and will be addressed with the landscaper and Landscape Committee
 - The 2020-2021 plans include completing an inventory of all missing or dead shrubs at each unit and to replace these shrubs as funds allow throughout the year. We also plan to address areas with poorly established grass and to sod these areas (one or two each year) to eliminate unsightly bare spots.

Maintenance Committee: : Allan Howell reported on the actions and plans

- In 2020-2021, we patched several areas in the asphalt where sinkholes had started to form. We replaced, and lowered, the gates on the dumpsters near units 1866 and 2041. The gates have been installed with commercial grade pins to hold them in place once opened. The dumpster unit near 1866 was completely redone as it had major damage to the gates as well as the fencing. Two buildings had roofs replaced. Three buildings were treated for wood rot and new gutters with gutter guards were installed on the buildings. We are working out a plan to have all 41 buildings' gutters and roof areas cleaned yearly and 16 of the 41(near the tree line and under large trees) cleaned and extra time each year. There are 9 buildings left for wood rot and painting.
 - 2021 Plans: We plan to install 2 new roofs, leaving 4 with the old style shingles - we are replacing them with vinyl so wood rot will not continue to be a problem. Unit 1871 is the next unit as soon as the lumber comes in. (This plan will have all units installed with the new type shingles by 2023). Dumpsters are being fixed as soon as lumber gets in. Cyndra added that a priority to look at wood rot and roofs had been established and she mentioned that the change in

contractors had helped in this process. We will be developing a plan to start painting units on a 5-10 year rotation beginning in 2022.

Pool Committee: Allan Howell reported on the actions and plans

- This was a calm year but COVID impacted how many people we could have at the pool and the decision to not offer outside pool memberships this summer. Because of not opening to outside memberships, we were short \$40,000 in our budget. We had to add new pool attendants in August because many of our summer staff left for school. This will be considered next year in who might be available and not leaving in August. We spent \$4000 for umbrellas and furniture. The pool maintenance company did a good job this summer, and overall, we felt things went pretty well.
 - Plans for 2021: We want to hire attendants that can stay into August. We plan to fix the rough area on the bottom of the pool near the deep end. We plan to purchase more pool furniture and umbrellas and hopefully open to outside members for the summer of 2021.

Cyndra Gasperini expressed the need for more committee members and activity. We need more residents to take an active role on the committees.

Open discussion:

Kathie Harvey thanked the board and expressed a concern. She asked that people get around to inspect the units for infractions more frequently - such as cars using visitors spots permanently, things on patios that are not supposed to be there, bicycles kept out in front of a unit, and window fans in upstairs windows. Cyndra reported that Tonya does a monthly inspection (which is a management company responsibility) and asked Kathy to contact Tonya if she sees things that are out of compliance.

Kim Hinnant thanked Allan, said the landscaping was looking good; commented that no bush is better than a dead bush. As a follow-up to last year's minutes, she questioned our cable contract and spoke in favor of cable. Allan reported that our contract is a 7-year contract and will renew in 2022. Janet Hofstetter commented that the cable is better than dish service.

There was no further discussion.

Cyndra thanked the group and expressed her appreciation for the group's support. She reminded the group that the January meeting will include electing officers, setting up committees, and getting a newsletter out. Thanking everyone for their time - Cyndra closed the meeting at 8:10 pm.

Annual Quail Ridge Homeowners Association Meeting 2021

The Quail Ridge Homeowners Association held its annual meeting on Monday, November 15, 2021 at the Clubhouse. Cyndra Gasperini, conducted the meeting. Current Board members were introduced and a quorum was established.

Quail Ridge HOA Board President Cyndra Gasperini gave the President's Report of events and actions within the community over the last year.

The Nominating Committee's report was shared and the floor was opened for nominations for expiring Board positions for the upcoming term. Nominations included Phyllis Wooten, Brenda Diggs, Robert Parker, and Dave Corsini. Voting took place and the three open seats were filled by Wooten, Diggs, and Parker. Returning members include Gasperini, Randy Collier, Sharon Cullipher, Allan Howell, Joe Busby and Joyce Brantley.

Last year's meeting minutes were reviewed and approved as corrected.

The 2022 Budget was presented and after questions and comments, was ratified.

Committee reports were given:

- Landscape:
 - Working on replacing dead and dying shrubs. This project was delayed due to financial concerns and proper timing, Final list has been developed and proper planting time is fall This project should be completed later this year.
 - Requested quotes on reducing or eliminating the Mistletoe in our trees. This is a complex issue and takes specialized skills. More to come in 2022.
 - Plans to start on the bare spots around the neighborhood will follow.
 - Removed several leftover stumps from years ago around the neighborhood and filled with dirt.
 - Pine straw was delayed due to supply issues. Current plan is for new pine straw to be put out around March.
- Maintenance:
 - Replaced another sinkhole near 1865. These sinkholes are caused by old tre stumps rotting out and causing the ground to drop. This can happen in your yard as well as the asphalt areas. If you notice a drop in these areas, please report it to RPM so it can be addressed.
 - We had planned to complete 3 buildings for wood rot. Only 2 were completed again due to supply issues of the T111 board that we use. Once material has been received, the 3rd building will be completed.

- We completed 2 new roofs in 2021, with 4 buildings left in our neighborhood. We had planned to do 3 this year, but again due to supply issues, we could only do the 2 mentioned. If supplies are available we plan to complete the 4 remaining buildings leaving just the clubhouse and pool house. If time and materials allow, we will do all of these in 2022.
 - Dumpster repairs have been an issue. It has become very difficult to get contractors to bid and commit to doing the work. Currently working with a new contractor and waiting for his bid to do the unit at 1827/1829. If the bid and work is satisfactory, the plan is to start working on the other units ASAP.
 - We have also repaired several decks (some with just a few boards, others with more extensive work). We will be looking at what can be done to address the issues as decks/fencing are fast becoming in need of replacement or repair.
 - We are replacing the existing bulbs in the parking areas with LED to match what the city installed on Quail Ridge Road. This should improve safety and security of the neighborhood while saving energy.
- Pool.
 - A very good year at the pool. Outside memberships were strong with \$38,000 of revenue toward our budget of \$40,000.
 - Installed two new drains in the kiddy pool. These drains make the pool safer for the children and puts it on par with national safety standards. A defective transfer valve in the pump room will be changed out over the winter to help with the sand which has been settling in the pool.
 - Plan to install a separate pump just for the skimmers to help create better suction and improved skimmer action. We are waiting on quotes and hopefully this can be completed this winter.
 - The cleanout located at the deep end of the pool has been written up as a safety hazard. It will be repaired and made flush with the walking surface this winter.
 - Labor issues, as always, in August and September. I want to thank all of the Board members who stepped in and covered the pool so it could remain open.

The floor was opened for questions and discussion.

There being no further business, the meeting was adjourned.

Annual Quail Ridge
Homeowners Association Meeting
November 14, 2022

The Quail Ridge Homeowners Association held its annual meeting on Monday, November 14, 2022 at the Clubhouse. Randy Collier conducted the meeting. Current Board members were introduced and a quorum was established.

Quail Ridge HOA Board President Randy Collier gave the President's Report of events and actions within the community over the last year.

Committee reports were given:

- Landscape:
 - Concerns were discussed with emphasis on the USLawns contract. Concerns will continue to be monitored and reviewed with USLawns; the contract can be canceled with 30 day notice.
- Maintenance:
 - There are 7 buildings left for wood rot replacement in this cycle. Goal is to complete these in 2023 if materials are available. We have transitioned to all T-111 synthetic material. Roof and wood rot repairs are, by far, our highest expenses and the hardest to get materials for during the COVID stage.
- Pool.
 - A very good year at the pool. Outside memberships were up and although we were delayed 2 weeks with opening because of maintenance issues, we successfully extended the pool season by two weeks to compensate. Plans for 2023 include upgrading the bathrooms. We discussed adding vending machines in the pool area, but decided against it because of maintenance and security issues.

The Nominating Committee's report was shared and the floor was opened for nominations for expiring, or vacant, Board positions for the upcoming term. Committee nominations included John Person, who was nominated to fill the unexpired term of Sharon Cullipher. There were no nominations from the floor and a motion was made by Joe Busby, seconded by Rachel Wells, to accept the nomination; voting took place by a show of hands and passed. Returning members include Randy Collier, Bobby Parker, Phyllis Wooten, Brenda Diggs, Joe Busby, Joyce Brantley, David Corsini, and Hilda Bradshaw.

Last year's meeting minutes were reviewed and approved as corrected.

The 2022 Budget was presented and the floor was opened for questions and comments. Following that period, the budget was ratified.

There being no further business, the meeting was adjourned.

Quail Ridge Homeowners Association
Annual Meeting Minutes
Monday, November 13, 2023

The 2023 Annual Meeting of the Quail Ridge Homeowners Association was called to order on Monday, November 13, 2023 by the HOA Board President Randy Collier at 7:37 pm. All Board members were present and a quorum was established of the membership.

The President's Report included information on plans for maintenance and improvements of the buildings, pool, and landscaping at Quail Ridge in the coming year. The maintenance cycle of wood rot treatment should be completed in the coming year and replacement of fences will be added to the cycle. Power washing of the pool and deck prior to opening in the spring is scheduled and the ongoing monitoring of landscaping work will continue. Regular meetings between the landscaper and the Board will provide open communication to address concerns.

Nominations of members for the Board of Directors were open from the committee report and from the floor. Voting took place and the following members were re-elected to complete their terms: John Person, Bobby Parker, Phyllis Wooten, and Brenda Diggs. Randy Collier, Joe Busby, Joyce Brantley, David Corsini, and Hilda Bradshaw were elected to new terms.

The 2024 Nominating Committee was introduced. Members include: Phyllis Wooten, Bobby Parker, John Person, Lou McNamee, and Margaret Powers.

The 2024 Budget was presented, discussed, and ratified.

During the Open Discussion period, several members presented comments and concerns:

- David Brown expressed concern about the quality of cleaning and maintenance of gutters in the community. The leaves, etc in the cutters/downspouts are not being cleaned adequately on an annual basis. He also expressed concern about the trees in the neighborhood and their trimming.
- The status of erosion in some areas of the community was discussed. This erosion control is the responsibility of the City of Greenville, not the HOA and communication with the appropriate individuals will be instigated.
- Gloria Rose addressed the rodent and fire ant issue in some areas of the neighborhood. Randy responded with information as to what treatment has been done and what monitoring is continuing.
- A suggestion was made that we check the interest rates available for escrow accounts to compare to our current account.

- A suggestion was made to move the new benches (that have been placed near each of the mail houses) closer to the street so people who are walking might use them for rest, if needed.
- The type of replacement fencing for the neighborhood was discussed and reviewed. Samples of the wood and vinyl fencing were on display and after much discussion, the decision was made by those present to table the decision of which to use until further research could be completed. One member suggested exploring cypress wood as an option. Further discussion will be done with area fencing companies before a decision is made.

The meeting was adjourned at 8:51 p.m.

11/12 - Member Meeting

- Meeting was called to order at 7:40pm.
- Randy introduced the board, discussed the dues increase, and the board advised on decision behind increase and other budget decisions.
- Discussion surrounding the cement benches near mailboxes. Questions asked were: why were they removed and what was the mentioned liability of having the benches?

Itemized Budget was then discussed:

- Comment re: higher cost budget items and further breakdown of where the money is going under those items.

Pool specific questions

- Question asked about the increase in pool phone costs - We moved from 5 months of service to year around service per insurance requirements.
- General discussion on pool costs
- Reviewed cost of resurfacing pool and life span of project
- Request for resident specific hours; board answered why resident hours have not been implemented - mainly cost and low usage
- Question if we had considered going salt water versus chlorine; A: the initial cost of switching over plus hygiene concerns

General Maintenance questions

- Roof, siding, general maintenance of units and rotating maintenance of units; clarification of wood rot replacements. Needed to see how many buildings were left in the wood rot rotation.
- Discussion on fence replacements: the length/phases of the project and type of replacement wood used (salt treated)
- Question about decks: 1) were they included in the fencing project? (NO) 2) When would the situation call for the replacement of the entire deck versus slat by slat replacement?
- Painting of buildings: What is the schedule? Confirmation of final three buildings to be painted?
- Dumpster reorganization for 2005/2007: Has been approved by board, pending new fencing and new dumpsters
- Clarification on landscape section: improvement = replacement of shrubs; supplies = pinestraw; contract = weekly maintenance
- Discussed that the board aspires to have a minimum of three bids for each project, but is often unachievable due to companies declining to bid
- Question on best way to contact Freedom with concerns: A: email or in writing, can call her on her work line if needed
- Pest control and rats budget line item: Is Othos still conducting our services? A: We are exploring new options since Othos has been acquired. Call out that only \$3000 out of \$11000 has been spent.
- Discussion on increase in property values. This is not within the HOA's jurisdiction, just a general comment.
- Q: plan on the maintenance of the easements: WAC is providing a quote to clear out; suggestion to level out areas that are root heavy
- Cable contract is up for renewal at the end of 2025. Q: will other companies be considered?

Voting of 2023 annual meeting minutes: Motion by Sue, seconded by David Corsini. Minutes approved.

Voting on 2025 budget: motion by Cindra, seconded by David Corsini. Budget ratified and approved.

Final questions:

- Question: Tennis court area. Board received quotes for resurfacing and did not approve the quotes. Courts were torn down. Downsides of putting in a dog park area were brought up as liability concerns.
- Asked if HOA dues could "stabilize" in 2026. Board did not confirm or promise, but would evaluate prior to the 2025 annual meeting.
- Pool fence replacement - as this is the last fencing to be replaced, could we explore using a different material?
- Board confirmed that monthly HOA board meetings are open to residents, just need to email Freedom to notify her they will be attending.
- Q: will the landscaping committee be revitalized? On the agenda for Jan 2025 board meeting.

Election results were read at 8:55pm. BP: 9; RW: 74; BD: 75; DB: 67

Meeting was adjourned at 9:10pm.

That should be everything, let me know if you need further clarification. I will be traveling for work the week of Jan 13, so I will be unable to attend the first meeting of 2025. I'll be happy to review the agenda and send in notes on my opinions or dial in if needed.

Thanks!

Rachel Wells