

Quail Ridge HOA Meeting Minutes 3/12/24

Call to Order- quorum.

Attendance- Randy Collins, Bobby Parker, Joyce Brantley, Hilda Bradshaw, Brenda Wiggs, Joe Bigsby, David Corsini

1. Special Guest- Sara Whitehurst and Pool Company.
Sara explained the cost/usage of chlorine- the cost to their contract is QR paying for chlorine discussion was held to keep the contract the same, and bill QR the same, reflecting any increases in chlorine charges. The Board agreed.
2. Bill Freelove, US Lawns was scheduled to address the board regarding our issues, concerns with the landscaping and contract. Bill did not show. Discussion was held; Bobby made a motion, Joe seconded; board voted unanimously to notify US Lawns- terminate the contract within the 30 days and hire WAC Landscaping immediately. US Lawns- \$6,156/monthly and WAC- \$6,500/month.
3. The previous meeting minutes were deferred for approval.
4. 1874 B Deck repair was approved. Motion by Joe, seconded by Bobby.
5. Deferred action on cleaning inside fences until next month.
6. [REDACTED] foreclosure approved. Motion by Joe, seconded by David.
7. Work orders and violations were reviewed.
8. Discussion was held regarding fencing replacements and the cost. Freedom to provide further information as to how to begin replacements, i.e. 10 buildings at one time, according to oldest first. Discussion was held regarding considering special assessments. Further discussion to continue. The HOA currently spends \$4,000-\$5,000 per year on fence repairs.
9. Discussion was led by Joe regarding putting surveillance signs on dumpsters to hopefully deter outside people using our dumpsters, especially at night. Freedom to pursue.
10. Pool opening- Memorial Day Weekend. Pool company will begin preparing the pool in April. Pool bands are ordered- either purple or pink. Membership increasing prices approved- \$345 single plus \$85 for additional. \$500 family plus \$85 for additional. Motion by Bobby, seconded by Joe.

Meeting adjourned

Respectfully submitted.

Randy

Joyce

Quail Ridge Homeowners Association

Board Meeting Minutes

Tuesday, May 13, 2024, 5:30 PM – Clubhouse

No April minutes - never received any notes from [REDACTED], former Board member

Quail Ridge resident, Midge Ogletree (Bldg. 2072) spoke to the Board re: bare patches in the grassy areas. Discussion from members about possible causes. There would be additional costs to treat the areas. This scope of work is not included in the landscaping contract.

Motion by Joe to proceed with foreclosure for [REDACTED]. Second by John. The board voted to move forward.

Motion by Bobby to remove cement benches near mail houses because of liability issues. Second by John. Amendment offered by Joe to the original motion - dispose of the benches. Second by John. Board approved.

Motion by Joe to accept quote as presented by Seegars Fence Company to begin the first phase of replacement of wood fences to include 3 dumpsters and 1 recycle bin. (\$97,045.00) Second by Bobby. Board approved.

Motion by Bobby to accept Rachel Wells (Bldg. 2005) as new member of the HOA Board. Term to begin June 2024. Second by John. Board approved.

Locks changed to Clubhouse. Only Randy and Freedom have keys.

The board addressed the wood rot on building 1965.....needing 3 bids. Freedom will retain other estimates from Marlow and Patrick.

Randy gave an update on the pool opening preparation.

Quail Ridge Homeowners Association

Board Meeting Minutes

Tuesday, July 9th, 2024, 5:30 PM – Clubhouse

Meeting called to order by Randy Collier at 5:30.

Attendance: Randy Collier, Joyce Brantley, Hilda Bradshaw, Brenda Diggs, Bobby Parker. Freedom Edmundson, HOA Manager.

A quorum was established.

Lou McNamee, resident/owner, addressed the board with concerns of the dumpster for buildings 2005-2007 - dumpster too small, no door, cannot accommodate all the trash. Board members discussed and directed Freedom to investigate and get quotes on doors and full enclosure replacement.

Pool update: operations going well; very busy.

Pool revenue generated to date: \$66,505.00.

Two repair work orders are in place.

1. Men's toilet - repair/replace urinal
2. Broken windows in clubhouse - pool side

Discussion was held again regarding the abandoned unit in building [REDACTED]. Owners had been notified, but no improvements.

Bobby Parker agreed to call the City Code Enforcement Office and file a nuisance abatement letter.

Appearance Improvements to begin tree trimming by 7/23/24. Trimming is done two times a year. Areas behind buildings 2072 and 2005 need trimming back and removal of piles of limbs.

Discussion was held again regarding fence replacements. New gates to open inward for better support - "sag rods/bars". Completed fences were inspected by the company. The management office will notify residents when fences are being replaced - of possible private lines, and residents being responsible for hiring line locators. The Board will notify owners of the next phase of fence replacements at the annual meeting in November.

Motion by Bobby Parker, second by Joyce Brantley. Motion carried.

The financials, work orders, and violations were reviewed and discussed by the Board.

Wood rot bids were reviewed for building 1965.

Motion to accept the PDB bid was made by Bobby Parker, second by Hilda Bradshaw.

Motion carried. Note for future bids: The Board Needs to have bids itemized and broken down into line items.

Respectively submitted.

Brenda Diggs

Sept. 10th, 2024, Quail Ridge HOA Meeting Minutes:

Randy Collier called the meeting to order at 5:35.

A quorum was established.

Attendees: Randy Collier, Joyce Brantley, Brenda Diggs, Rachael Wells, Hilda Bradshaw, John Person, Freedom Edmundson - HOA Manager.

Several residents addressed the board.

1. Lou McNamee gave an update on the Quailers Program - recommended the program to be discontinued due to the lack of participation.

The board accepted the recommendation.

2. Sharon Cullipher requested permission to replace her front door. She distributed pictures of different styles for consideration (see email of 8-12-24).

She also asked to change her door color.

(Building painting, including doors, is on a painting rotation).

No board action was taken.

3. [REDACTED], expressed his concerns of overgrown trees in the patio of [REDACTED] - one tree growing into the roof line of the building.

Overgrown trees are visible from the common area.

His initial complaint was 7-10-24.

The board directed Freedom to send the owner of [REDACTED] a certified letter explaining the issue and potential damage to the building and citing the violation.

- Pictures were also presented of overgrown shrubbery on the Quail Ridge property line, which need to be trimmed back. The landscaping company will be directed to assess trimming needed.
- The July 9th meeting minutes were approved.
Motion by Joyce Brantley, second by Hilda Bradshaw.
- Pool season update - Revenue from memberships totaled \$69,400.00.
Randy stated that it was a very good pool season.
Sarah Whitehurst with the Pool Company will be submitting bids for the pool restoration - replastering of the pool - to be done before next season's opening Memorial Day Weekend.
- Seeger's is completing the last of the fencing for phase 1, including the dumpster fences and gates in that section.
- Tree removal at 2005 H was approved. Motion by Rachael Wells, second by John Person.
- The Seeger's quote for 2005-2007 dumpster fence and gate was discussed.
Board approved. Motion by Rachael Wells, second by Hilda Bradshaw.
- Approval was made for WAC to dig up tree roots in front of 1980 J - \$350.00. Motion by Joyce Brantley, second by John Person.
- The board approved the appointment of Kendra Herndon - [REDACTED] - to fill the board vacancy. Motion by Hilda Bradshaw, second by Rachael Wells.
- Freedom reviewed the financials, violations, and work orders reports with the board.

Meeting adjourned.

Next meeting October 8th.

Respectfully submitted.

Brenda Diggs
Randy Collier

October 8, 2024, Meeting Minutes

Meeting called to order by Randy Collier at 5:35 pm.

A quorum was established.

Those present: Randy Collier, Rachael Wells, Hilda Bradshaw, Joyce Brantley, Kendra Herndon, Brenda Diggs, and Freedom Edmundson, HOA Manager.

Motion made by Joyce Brantley to approve the September 10th meeting minutes, second by Hilda Bradshaw. Motion approved.

Randy Collier directed Freedom to contact Bobby Parker, regarding the status of the nuisance abatement letter he was to file with Greenville City for [REDACTED]

The pool will be resurfaced by JJ & T Builders. Resurfacing and replastering the walls and floor estimate is \$80,000.00. Motion to approve by Rachael Wells, second by Kendra Herndon. Motion approved.

Request by Randy Collier to Freedom to obtain new estimate from Carolina Windows & Doors for replacement of broken clubhouse windows, since the board did not receive a response from Mercer Glass when the estimate request was made in June.

A motion was made by Joyce Brantley for removal of hardware covers and louvers for \$318.68 for [REDACTED]. Seconded by Rachael Wells. Motion approved.

Final discussion was held about dues increase for 2025, to \$213.00 a month. Motion by Hilda Bradshaw, second by Joyce Brantley. Motion approved. Brenda Diggs abstained.

The financials, work orders, and violations were reviewed by the board. The 2025 budget was reviewed. Motion by Joyce Brantley, second by Hilda Bradshaw. The budget was approved.

The motion was made by Rachael Wells to approve 30 shrubs replacement for \$1,800.00. Second by Joyce Brantley. Motion approved.

Motion was made by Hilda Bradshaw to adjourn. Second by Joyce Brantley. Motion approved. Meeting adjourned at 7:15 pm.

Respectfully submitted.
Brenda Diggs
Randy Collier