

Quail Ridge HOA Board Meeting
January 14th, 2025

1. Meeting was called to order at 5:30pm by Randy Collier, President.
2. In attendance were Randy Collier, Joyce Brantley, Kendra Herndon, Hilda Bradshaw, Joe Busby, John Person, and David Brown. Also in attendance was Freedom Edmundson with Russell Property Management.
3. David Corsini and Bobby Parker were present as guests.
4. One violation hearing was held. The owner spoke on his violation and provided proof that the violation had been rectified. Freedom was instructed to close the violation and no fines were implemented.
5. Seegar's representatives spoke on fence replacement updates. Updates included how work was going, issues with the first phase, and the next steps (buildings to be completed in 2025).
6. Minutes from the meeting held October 8th, 2024, were reviewed and motion to approve by Joyce. 2nd was given by David and all approved.
7. A board election of officers was held.
 - President – Randy Collier
 - Vice President – Joyce Brantley
 - Secretary – Rachel Wells
 - Treasurer – John Person
8. Joe Busby spoke about his dissatisfaction with the elections in November regarding Bobby Parker being removed from the board. Joe feels this was a loss to the community. Joe discussed the board's responsibility to remain honest and transparent. John Person commented that he was dissatisfied with elections. John stated that Bobby was a valuable businessman to the board.
9. Kendra Herndon stated that it should be a diverse board to reflect the Quail Ridge community.
10. Discussion was held regarding the board vacancy due to member resignation.
11. John Person nominated Bobby Parker for the vacancy, Joe Busby 2nd the motion. Motion carried with 6 members approving and 1 member opposed. Bobby was asked to join the board at this meeting.
12. Freedom reviewed management reports. Delinquent reports were reviewed with legal steps discussed. John questioned the balance sheet and requested details of the equity account. Freedom will get with Tonya to pull a report.
13. NEW BUSINESS
 - Wood rot work orders over \$500.00 were approved.
 - The Landscaping committee will be asked to determine greenery to be planted at the entrance signs. This needs to be something that requires little to no attention.
 - A pool update was given. Repairs are not expected to exceed \$80,000.00. Joe made the motion to approve a 50% deposit for this work. Kendra seconded Joe's motion, and the board approved. The pool committee will meet in March to review, recruit new attendants, modify rules, and prioritize new furniture and supplies.
 - Wood rot quotes were reviewed for buildings 1829 and 1985. The board will approve these quotes via email once a breakdown of materials and labor is provided.
 - The new towing contract with B&D was reviewed and accepted. This contract includes towing for certain violations immediately. The board voted line by line for immediate

towable offenses. Freedom will over communicate this contract with owners. This will be done via emails, USPS, and door hanging flyers.

- Joe made the motion to accept Cleggs termite and pest control as the new vendor for Quail Ridge due to Otho's failing to maintain their contract. John seconded this motion and all approved.
- The fence contract is scheduled for 2025. Dumpster fencing may be delayed due to a materials delay in 2024 throwing of the schedule. Seegars will provide new numbers due to inflation.
- Carolina Windows and Doors is scheduled for clubhouse window replacement on 1.20.25.
- Pressure washing of the sidewalks and walkways was not approved. Owners may get their area done at their own cost or schedule with neighbors to do all walkways to the building.
- The board agreed to seek legal council at the rate of approximately \$250.00 per hour to determine who is responsible for a unit's foundation, concrete repairs, and porches. As requested by owners several porches are cracked and/or settled. Joe made the motion for approval and John seconded. All members approved.
- A violation was discussed where the owner has altered the front door to allow cats to roam free. Animal control has been contacted, and the owner will need to replace the door to be in its original condition. The owner will be invited to a fine hearing if no action is taken.
- The cable contract was discussed. The contract is in place until 8.14.26.
- The board discussed and agreed to solicit volunteers for supportive committees. Joe made a motion to involve committees and Hilda seconded this motion. All approve. Committees for volunteers are as follows:
 - Communication
 - Social
 - Pool
 - Landscaping
 - Board Nominations

14. Meeting was adjourned at 7:40pm. Next meeting is scheduled for 2.11.25 at 5:30pm.

Minutes respectfully submitted by Randy Collier and Joyce Brantley