

South Hall Homeowners Association
Minutes from Quarterly Board Meeting
January 15, 2014

1. Ed Tipton, President, called the meeting to order at 6:30 PM.
2. A quorum was established with 5 members present. Attending the meeting were the following:

Ed Tipton	President
Polly Piland	Vice President
Meredith Stone	Secretary
Troy Stocks	board member
Stephan Walsh	board member
Rocky Russell	HOA Managing Agent
Hilary Reid	HOA Managing Agent

3. The board reviewed and accepted the minutes of the October 12, 2012 meeting. The board noted that the prior HOA managing agent was responsible for preparation of the board meeting minutes and had failed to draft and provide minutes of the board meetings held in 2013. The members reviewed the events which occurred at the Annual Meeting of South Hall homeowners Association held in September 2013 at which Stephan Walsh was appointed to the board of directors following the resignation of Mary Dillard Mills from the board.
4. The board reviewed the financial reports and bank statements for the period of May through November 2013.
5. The board reviewed the draft 2014 budget prepared by the prior HOA managing agent and noted inaccuracies. The board reviewed the draft 2014 budget prepared by the managing agent (copy attached). The current HOA managing agent was asked to review the 2014 budget and circulate to the board members for approval, via email. The board did determine that the current annual dues per homeowner/property owner of \$230 per lot is sufficient to meet the expected expenses of the HOA for 2014 and no increase was required at this time.
6. The board asked the managing agent to obtain new bids for landscaping services for the association.
7. Rocky Russell advised the board that the prior HOA managing agent had transferred all funds of the HOA except for \$1700. Mr. Russell expected a reconciliation within the next 60 days and the transfer of remaining funds at that point. It is expected the prior HOA managing agent will retain \$700 and transfer \$1000 to the new managing agent for the HOA. All homeowners have been notified of the change in managing agent for the HOA.
8. The board discussed the documentation of standards, as the Architectural Standards Guidelines Committee, per the HOA covenants and the standards for fence and other construction for the HOA are attached to these minutes. The standards will be posted on the webpage for the HOA.

9. The board reviewed the process for covenant violations, in accordance with North Carolina law and reviewed the open violations noted by the managing agent during an inspection conducted on January 2, 2014. The managing agent will send notice to the 4 homeowners where violations were noted (list attached) and ask for these to be corrected prior to the February inspection.
10. The board discussed and agreed that there would be 3 board meetings per annual year and 1 combined board/association meeting. The next board meeting is scheduled for Tuesday March 25, 2014 at 6:30 PM. at the offices of the managing agent.
11. The board discussed the desire to update the South Hall homeowners' directory. Polly Piland agreed to work on this project.
12. The board reviewed the status of the State DOT proposal to expand Evans Street and the actions of the board with respect to that project.

The meeting adjourned at 8:00 PM.

Respectfully Submitted

Meredith Stone
Secretary

South Hall Homeowners Association
Minutes from Quarterly Board Meeting
March 25, 2014

1. Ed Tipton, President, called the meeting to order at 6:30 PM.
2. A quorum was established with 4 members present. Attending the meeting were the following:

Ed Tipton	President
Polly Piland	Vice President
Troy Stocks	board member
Stephan Walsh	board member
Rocky Russell	HOA Managing Agent

3. The board reviewed and accepted the minutes of the January 15, 2014 meeting.
4. The board reviewed the financial reports, bank statements as of February 28, 2014.
5. The board reviewed the Delinquent and Prepaid Report as of February 28, 2014. The delinquent fees of \$1.92 are not applicable and will be removed from the report. [REDACTED]. A monthly reminder has been sent to the household. Rocky Russell will check to see if house is in foreclosure.
6. WAC Corp been selected as the new landscaping company and they will begin their contract service May 1, 2014. The board had a discussion about what should be planted in the north entrance island. Polly volunteered to speak to Corey Handley, of WAC for suggested plants.
7. The managing agent asked the board if there irrigation sprinklers should be run. The board requested the sprinklers should not be run on a schedule, but if the summer becomes very dry, the managing agent should ask WAC to run the sprinklers as needed.
8. Rocky Russell confirmed his company has received all requested funds and documentation from the prior HOA managing agent.
9. The board discussed the schedule of future meetings and agreed the board would meet in January, April and September of each year. The next board meeting will be September 9, 2014. The annual Association meeting date will be set at the next board meeting.

The meeting adjourned at 7:25 PM.

Respectfully Submitted

Stephen Walsh

South Hall Homeowners Association
Minutes from Quarterly Board Meeting
September 9, 2014

1. Ed Tipton, President, called the meeting to order at 6:30 PM.
2. A quorum was established with 4 members present. Attending the meeting were the following:

Ed Tipton	President
Polly Piland	Vice President
Troy Stocks	Board member
Stephan Walsh	Board member
Rocky Russell	HOA Managing Agent
Chelsey Bennett	HOA Manager

3. The board reviewed and accepted the minutes of the March 9, 2014 meeting.
4. The board reviewed the financial reports, bank statements as of August 31, 2014.
5. The board reviewed the Delinquent and Prepaid Report as of August 31, 2014.

Old Business

6. Landscaping: The front entrances still require landscaping improvement. Polly Piland will contact Debbie Lee and ask if she could create an improved design. Rocky Russell has a work order for WAC to trim the Holly bushes along the front wall.

New Business

7. The Board discussed the potential move of the GUC Operations Center from Mumford Rd to the west side of South Hall near the railroad tracks and agreed it was the Board's role to poll the South Hall residents to determine they are for or against the Center being just outside the community. The Board is concerned the Center would bring too much noise and activity due to extensive truck traffic. If the majority of residents are against the move, the Board will present a letter at the next GUC Board meeting to communicate the resident's protest.

Actions:

- a. The Board asked Rocky Russell to draft a petition for residents to check for or against and list their name, address and signature.
- b. Polly will contact the Shamrock Board President to ensure Shamrock residents also have the opportunity to contact GUC with their concerns.
- c. Stephen Walsh will coordinate with each South Hall Captain who will poll their list of residents for petition signatures.
- d. Meredith will draft a letter to the GUC Board. Letter to be sent in time for the next GUC Board meeting 9/19/14.

8. 3905 South Hampton submitted plans to the Board seeking approval for a new fence. The Board approved the plans.
9. The Board will need to set a date for the annual meeting. Board member terms will be decided.

The meeting adjourned at 8:00 PM.

Respectfully Submitted

Stephen Walsh

South Hall HOA

Meeting Minutes

September 24, 2015

Quorum established with 4 of 5 directors present (Dave Carson, Ed Tipton Jr, Stephen Walsh, Troy Stox).

Also in attendance: Chelsey Bennett, Rocky Russell from RPM

Excused absence: Polly Piland

Board reviewed balance sheet, profit and loss, delinquent accounts, and current work order list. No currently open violations.

Board reviewed landscaping bids and decided to stay with WAC Landscaping. Board will review current contract to see if specifics should be added and will resend to WAC to rebid with additions. Board approved to investigate options with WAC about adding golden mop, crepe myrtles, and mulch to the two islands. Fall plants are expected in October. WAC to limb up canopy at entrances.

Board reviewed owner complaint about dead trees on neighboring property. Suggested for owner to send registered letter. Trees are on private property and the HOA has no authority. Code enforcement will only react if known infestation or if trees are on ground.

Board reviewed and accepted proposed 2016 budget.

Discussion about including South Hall in the City of Greenville Interactive neighborhood map was placed on hold until further information is available.

Board reviewed two architectural submissions. Letters will be sent to owner with Board's decisions.

South Hall annual meeting is tentatively scheduled for Wednesday November 4, 2015 at the Winterville Library, 6:00-7:30.

South Hall HOA
Board Meeting Minutes
March 15, 2016

Meeting called to order by HOA President, Ed Tipton Jr.
Quorum established with 4 of 5 members present. Those present included Dave Carson, Troy Stox, Ed Tipton Jr, Stephen Walsh, Chelsey Bennett (RPM). Excused: Polly Piland.

Officers were elected as follows:

President: Ed Tipton Jr

Vice-President: Polly Piland

Treasurer: Dave Carson

Secretary: Troy Stox

Minutes from September 24, 2015 were reviewed and approved as submitted.

Bids for replacement entrance signs were reviewed. Board members decided to investigate further and hold on any decisions at this time.

Entrance lights were noted to potentially need a new coat of paint. It was suggested to scraped and repaint with black rust-oleum spray paint. Bids will be reviewed.

Meeting was adjourned.

South Hall HOA
Board of Directors Meeting Minutes
October 12, 2016

Meeting called to order by Board President, Ed Tipton. Quorum was established with 3 of 5 members present. Those present included Ed Tipton, Polly Piland, and Dave Carson, as well as Chelsey Bennett from RPM. Stephen Walsh and Troy Stox were not in attendance.

Minutes from March 15, 2016 Board meeting were reviewed and approved as submitted.

Bids to scrape and repaint entrance lights were reviewed. Board did not approve a bid at this time – individual members are to investigate replacement options.

Discussion was had in regards to the fallen trees along the north side wall. WAC Landscaping estimated about \$250 per tree to chop up and remove. Suggested for Gardening Club members to reach out to individual owners and request trees be removed or staked (if possible).

Annual meeting of the members will be held at the Greenville Library on Wednesday, November 2, 2016, 6:00 pm. Ballot will be distributed at meeting representing 3 spaces to be filled. Ed, Polly, and Stephen are at end of term – Ed and Polly agreed to be represented on the ballot to be election for another term. Budget for 2017 fiscal year was reviewed and approved with no dues increase; budget will be mailed with annual meeting packet to be ratified at annual meeting.

Johnny Wynne painted the lettering with the entrance signs. The background on two signs is still flaking. Board members holding on any repairs at this time.

Responsibilities of the Gardening Club were defined as listed below:

- maintain entrance flower beds
- notify when replacement ground covering (mulch or pine straw) in entrance islands and along entrances is needed
- turn on/off irrigation as needed
- monitor downed/leaning trees throughout neighborhood
- replace light bulbs as needed, report additional issues to RPM for electrician to investigate/repair
- adjust landscaping contract as needed
- anything over \$1000 should be ran by the Board first

North side crepe myrtles need to be staked after storm – to be completed by Gardening Club.

DOT Meeting in regards to the widening of Evans St is scheduled for November 3. Reminder emails will be sent and block captains will be providing additional information.

Meeting was adjourned.

South Hall HOA
Board of Directors
Meeting Minutes

March 1, 2017
6:00 @ RPM's office

Meeting called to order by HOA President, Ed Tipton at 6:05 pm.

Quorum was established with 5 directors present, including: Dave Carson, Lauren Crabtree, Polly Piland, Troy Stox, and Ed Tipton. Also present: Johnny Wynne (Landscaping Committee Chair), Chelsey Bennett (RPM), and Rocky Russell (RPM).

Violation hearing was held for _____ in relation to having a boat and trailer on property visible from road. Board decided to not fine the owners. Boat is to be moved.

Any future reports (via routine inspection or from a neighbor) of a visible boat or the like (as listed in Covenants) throughout the community will result in the owner being contacted to determine how long the boat will be present. Letter to be sent if remains a day or two later.

Minutes from October 12, 2016 Board meeting were reviewed and approved as submitted.

Entrance lights were cleaned by Johnny Wynne, who will also touch up paint as needed.

Fallen trees along North entrance wall will be investigated further. Owners of _____ believe trees are on HOA's common ground (landscaping buffer), requesting they be removed and replaced. Board voted to hire a license surveyor to identify property lines behind wall to determine where exactly the trees lie. If on landscaping buffer and officially determined HOA's property, agreed upon decision is to top off the trees (not to remove or replace). If on owner's property, they may proceed as they please.

Landscaping Committee/ Gardening Club to complete the following:

Replacing 7 azaleas

Mulch in islands

Pine straw along entrances

Seasonal color (noted beds are too high so there's no moisture getting to flowers)

Clean up under brush

Fallen tree in common area behind South wall to be removed by Tree Solutions Tree Service. While on property vendor will to meet with Board members and/or Landscaping Committee/Gardening Club members to discuss pruning oaks at each entrance to eliminate limbs from hitting trucks.

Meeting adjourned at 7:35 pm.

South Hall HOA
Board of Directors
Meeting Minutes

August 2, 2017
6:00 @ RPM's office

Meeting called to order by HOA President, Ed Tipton at 6:00 pm.

Quorum was established with 4 directors present, including: Dave Carson, Lauren Crabtree, Polly Piland, and Ed Tipton. Also present: Chelsey Bennett (RPM)

Minutes from March 1, 2017 meeting were reviewed and approved as submitted.

Meeting reports (including Balance Sheet, Profit & Loss, Delinquents, Violations, and Work Orders) were reviewed.

Owner of _____ submitted architectural request for new fence installation. Board approved fence location (suggestion to connect to adjoining fence, if on property line) but did not approve material of white vinyl. It was noted that wooden or trex fencing or iron/metal would be acceptable. If another color of vinyl is to be requested, the Board members would want to review a picture before approving.

Annual meeting preparations included the below:

-Director elections: Dave Carson and Troy Stox are at the end of their terms. Neither wish to be represented on the ballot for re-election. Board members/nomination committee will reach out to other prospects to fill these terms.

-Proposed 2018 budget was reviewed. There will be no dues assessment increase – to remain at \$250 per year.

-Annual meeting will be held on October 25 at Sheppard Memorial Library.

P. Piland will follow up with P.J. Connelly about additional details regarding Evans St widening.

D. Carson will host annual picnic. Tentative date is set for Sunday, September 17, 4:00-7:00.

Three homes were noted to have violations that need to be addressed concerning landscaping. L. Crabtree will follow up with C. Bennett regarding specific addresses.

Meeting adjourned at 7:00.

South Hall HOA
Board of Directors
Meeting Minutes

August 2, 2017
6:00 @ RPM's office

Meeting called to order by HOA President, Ed Tipton at 6:00 pm.
Quorum was established with 4 directors present, including: Dave Carson, Lauren Crabtree, Polly Piland, and Ed Tipton. Also present: Chelsey Bennett (RPM)

Minutes from March 1, 2017 meeting were reviewed and approved as submitted.

Meeting reports (including Balance Sheet, Profit & Loss, Delinquents, Violations, and Work Orders) were reviewed.

Owner of _____ submitted architectural request for new fence installation. Board approved fence location (suggestion to connect to adjoining fence, if on property line) but did not approve material of white vinyl. It was noted that wooden or trex fencing or iron/metal would be acceptable. If another color of vinyl is to be requested, the Board members would want to review a picture before approving.

Annual meeting preparations included the below:

- Director elections: Dave Carson and Troy Stox are at the end of their terms. Neither wish to be represented on the ballot for re-election. Board members/nomination committee will reach out to other prospects to fill these terms.
- Proposed 2018 budget was reviewed. There will be no dues assessment increase – to remain at \$250 per year.
- Annual meeting will be held on October 25 at Sheppard Memorial Library.

P. Piland will follow up with P.J. Connelly about additional details regarding Evans St widening.

D. Carson will host annual picnic. Tentative date is set for Sunday, September 17, 4:00-7:00.

Three homes were noted to have violations that need to be addressed concerning landscaping. L. Crabtree will follow up with C. Bennett regarding specific addresses.

Meeting adjourned at 7:00.

South Hall HOA
Board of Directors Meeting Minutes

February 21, 2018

Meeting called to order at 6:05. Quorum was established with all 5 Directors present, which included Lauren Crabtree, Polly Piland, William Respass, Ed. Tipton Jr., and Johnny Wynne. Also in attendance was Chelsey Bennett from Russell Property Management.

Officers were elected as following:

President – Ed Tipton, Jr.

Vice President – Polly Piland

Treasurer/Secretary – Lauren Crabtree

Minutes from August 2, 2017 Board meeting were reviewed and approved as submitted.

Financial reports as of 01.31.18 were reviewed.

J. Wynne will be working on printing a new directory for the neighborhood.

Pine straw estimates to be collected and reviewed via email. Previously 240 bales were used.

*Updated - Board approved via email to have WAC Landscaping put out pine straw along entrances.

Discussion was had about established a social committee. Lee Adams was suggested as committee chair. Board members will reach out to her directly.

Meeting was adjourned at 6:47.

Next meeting is scheduled for Wednesday, August 1, 2018, 6:00 pm at Russell Property Management.

South Hall HOA
Board Meeting Minutes

August 1, 2018

Location: Russell Property Management's office

Meeting called to order at 6:00. Quorum was established with 3 of 5 Directors present. Those present included: Lauren Crabtree, Will Respass, Johnny Wynne and Chelsey Bennett (RPM).

Minutes from February 21, 2018 Board meeting were reviewed and approved as submitted.

Financial reports as of July 31, 2018 were reviewed.

Annual meeting preparations included the following:

- Meeting will be scheduled for October at Sheppard Memorial Library, packets will be mailed to all members once date is confirmed
- No elections will be held as all Directors are still have time remaining on their terms
- Budget for 2019 fiscal year was reviewed and will be sent to all members for review/approval at the annual meeting.

Board members expressed concerns with current landscaping company, WAC Landscaping. The shrubs along the entrance walls are overgrown and need to be corrected. Board voted to all vendor 30-days to correct; if not corrected the contract funds will be withheld. Board will review updated landscaping contract via email before it is sent to other vendors for bidding.

The grass at _____ is continually not mowed frequently and grows very tall. The owner has been contacted numerous times. Some neighbors have mowed the grass to maintain property appearance. If any action is to be taken against the owner, the violation would need to remain open. The owner can be fined through the HOA and/or Code Enforcement.

Meeting adjourned at 6:34.

South Hall HOA
Board Meeting Minutes

February 6, 2019

Location: Russell Property Management

Meeting called to order at 6:15 pm. Quorum was met with all five Directors present. Also present was Chelsey Bennett with RPM.

Officers were elected as follows:

President – Ed Tipton, Jr

Vice President – Polly Piland

Sectary/Treasurer – Lauren Crabtree

Violation hearings were held for the following properties:

- re: boat parked on grass beside driveway. Board voted to not assess any fines for the reported occurrences as the boat has been moved and not returned for numerous weeks.
- re: camper and enclosed trailer parked in driveway. Board voted to not assess any fines at this time; camper has been removed, enclosed trailer still parked beside drive-way but is partially covered by vegetation (letter will be sent to owners requesting trailer be removed as well).

Minutes from previous Board meeting (August 1, 2018) were reviewed and approved as submitted.

Financial reports as of January 31, 2019 were reviewed.

Violation procedure was reviewed and will continue to be followed as noted below:

- RPM employee conducts a monthly driving inspection of the neighborhood.
- Any noted violations are emailed to the Board members for review.
- Letters will be sent to owners unless an objection is received via email.
- Once a violation remains open for 3 consecutive months, a notice of hearing letter will be sent to the owner. The hearing will be scheduled for the next Board meeting, where the owner has the opportunity to come before the Board to give reason, if any, why they should not be fined. The Board of Directors will determine if a fine should be assessed and in what amount.

Landscaping contract bids were received from J&J Turf, WB Denton, Julian's Lawn & Landscape, and US Lawns. No decision was made at this time. More bids will be collected and Board will be review through email. Current contract with WAC Landscaping will continue to run until a 30-days notice is provided by either party.

A concern was discussed about the seasonal color areas at the entrance islands are too high, which may be hurting the life/longevity of the flowers planted there. The fall pansies appear to have received a disease. C. Bennett will reach out to WAC to request some dirt be removed (or possibly replaced) in an effort to keep the soil in good condition.

Estimate was reviewed regarding light replacements. No decision was made to proceed at this time. A suggestion was presented to possibly cap the rear two to columns at each entrance – an estimate will be gathered for further review.

Construction was started at Fernwood without prior submission and approval of the Board. C. Bennett will communicate with the owner regarding the required information to be submitted for review.

An email will be sent to all owners around middle March with some spring reminders to help keep the neighborhood a beautiful place to live for all residents.

Meeting adjourned at 7:25 pm.

South Hall HOA
Board Meeting Minutes

May 21, 2019

Location: Russell Property Management

Meeting called to order at 6:10 pm. Quorum was met with all five Directors present. Also present was Chelsey Bennett from Russell Property Management.

Minutes from previous Board meeting (February 6, 2019) were reviewed and approved as submitted.

Financial reports as of April 30, 2019 were reviewed.

Results from May inspection were reviewed. Decision was made to not send violation letters to regarding fence repairs due to recent owner death and family in process of numerous updates/repairs to home. Letters to be sent to all other owners as noted – violations include: weeds in flower beds, overgrown shrubs to be trimmed, tree debris collected on roofs, and other landscaping matters.

Landscaping contract bids were received from J&J Turf, WB Denton, Julian's Lawn & Landscape, and US Lawns. Board decided to hold off on making a decision until after the Evans St widening project is in progress or nearly completion. A landscape architect may be contacted after road is complete. Current contract with WAC Landscaping will continue to run until a 30-days notice is provided by either party. WAC to send exact date that wax myrtles along entrance walls will be trimmed so Board members can meet the staff on site.

Polly Piland updated Board members on Evans St widening. Right away stakes are to be placed out soon. Land owners may be contacted regarding right away purchases. Meeting will be held next Wednesday (May 29, 2019) at DOT office. More information will be available after the meeting. Polly Poland to attend meeting and will question if South Hall HOA can provide insight for landscaping replacements, and if so, when in the process would this occur and if upgrades would be available.

Estimates for clock and valve repairs at North entrance irrigation were reviewed from Bennett's irrigation Services and Julian's Lawn & Landscaping. Board decided to hold off on any repairs at this time – Board members will check clock to see if it can be adjusted instead of replaced.

Suggestion was made to have 2020 proposed budget include dues assessment increase of \$37.50. Board will review budget at next meeting (currently scheduled for Monday, August 19, 2019, 6:00 pm at RPMo.

Meeting adjourned at 7:15 pm.

South Hall HOA
Board Meeting Minutes

August 19, 2019

Location: Russell Property Management

Meeting called to order at 6:10 pm. Quorum was met with all five Directors present. Also present was Chelsey Bennett from Russell Property Management.

Minutes from previous Board meeting (May 21, 2019) were reviewed and approved as submitted.

Financial reports as of July 31, 2019 were reviewed.

Violation hearings were held for the following addresses:

- re: tree debris collected on roof. Owners attended. Board voted to not assess fines due to medial reasons. Owners indicated they will have this issue taken care of as soon as possible.
- re: issues with landscaping (weeds, grass, and saplings growing in large pine straw area by curb). Owners attended. Board vote to hold off fines for 30-days – if not corrected, will review again.

Ed Tipton provided updates about Evan Street widening. At this time, legal acquisitions are likely still occurring for purchasing land in right ways, however construction may not begin until 2024.

Annual meeting preparation included:

- Review of 2020 proposed budget. Dues assessment to increase allotted 15% without a vote of the members. This will bring the dues assessment to \$287.50 per lot per year. Funds from increase will be used to cover costs for management fee increase, possibly hiring a new landscaping company for entrance maintenance, repairs/replacements for lights at entrances, and unforeseen costs related to Evans Street widening.
- Member terms expiring at end of year include Lauren Crabtree, Polly Piland, and Ed Tipton. All agreed to be represented on the ballot for re-election. Additional nominations may be made from the floor at the annual meeting.
- Meeting will be held at Sheppard Memorial Library on Tuesday, October 15 6:00 -7:00 pm.

Meeting adjourned at 6:55 pm.

South Hall HOA
Board Meeting Minutes

January 27, 2020

Location: Russell Property Management

Meeting called to order at 6:05 pm. Quorum was met with all four of five Directors present. Those present included Ed Tipton, Polly Piland, Johnny Wynne, and Will Respass. Also present was Chelsey Bennett from Russell Property Management. Lauren Crabtree submitted her resignation from the Board prior to the meeting.

Minutes from previous Board meeting (August 19, 2019) were reviewed and approved as submitted.

Financial reports as of December 31, 2019 were reviewed.

Estimates were reviewed for replacing entrance lights as well as removing back set of lights at each entrance. Additional estimate from different vendors will be obtained, including just re-wiring the guts of the lights.

Board will continue to review violations prior to letters being sent out to owners.

Question was raised about a new fence installed at _____ as well as a sunroom. No plans were submitted prior. Owners will be contacted to submit plans for records and will be reviewed by the Board.

An email will be sent to all owners about any interest in filling in the current vacant position. Board members will also ask around the neighborhood.

Next meeting is currently scheduled for June 1, 2020, 6:00 at RPM.

Meeting adjourned at 6:45 pm.

South Hall Owners Associations of Greenville, Inc
Board Meeting Minutes

June 1, 2020
online via GoToMeeting

Meeting called to order at 6:05 pm. Quorum was established with 3 Board members present. Those present included Ed Tipton Jr, Will Respass, and Johnny Wynne, as well as Chelsey Bennett (Community Association Manager).

Minutes from January 27, 2020 Board meeting were reviewed and approved as submitted.

Violations were reviewed from June inspection. Letters to be mailed to owners accordingly.

Estimate from Charles A Overton Electrical Services was reviewed and approved to address entrance sign lights. Work approved includes removing lights on far columns and cap off electrical, replace 4 photocells in front lights, replace lamps in all 4 fixtures with LED type lamps (3 lamps in each fixture), #4 light has no power due to a short underground so will run new wire from photocell to light.

Board still reviewing biographies of interested parties to fill vacant position. No decision has been made.

Architectural request for fence at _____ was reviewed and approved as submitted.

Meeting adjourned at 6:20 pm.

Next Board meeting is scheduled for August 31, 2020, 6:00 pm at Russell Property Management.

South Hall Owners Association of Greenville, Inc
Board Meeting Minutes

August 31, 2020

Location: virtually via GoToMeeting

Meeting called to order at 6:00 pm. Quorum was established with four of five Directors present. Those present included Ed Tipton, Jr (President), Polly Piland (Vice President), Johnny Wynne, and Will Respass, as well as Chelsey Bennett (Manager). One position is vacant.

Minutes from previous meeting, June 1, 2020, were reviewed and approved as submitted.

Financial reports were reviewed as of August 31, 2020.

Architectural request from owners at _____ for a shed in the rear yard was reviewed. Board voted to deny request as the materials were not harmonious and shed was not stick built (but rather pre-fabricated).

Emergency Bylaws adopted unanimously.

Annual meeting preparations included:

- Due to COVID-19 limitations and for the safety of all owners, the Board voted to host the annual meeting virtually (tentative date is October 12, 2020; mail in ballots collection date to be a week or two after virtual session).
- Budget for 2021 fiscal year approved with no increase in dues assessment. Budget will be included with virtual annual meeting packet for ratification by owners.
- One vacant term remains (ends December 2022). Board members will continue to gather interest to be included in mailed packet.

Johnny Wynne will handle fall flowers in the entrance islands.

Board wants to spend some time reviewing architectural standards, focusing on outbuildings/sheds and fences.

Meeting adjourned at 6:34 pm.

South Hall Owners Association Inc
Board Meeting Minutes

January 18, 2021

Location: virtually via GoToMeeting

Meeting called to order at 6:01 pm. Quorum was established with 4 of 5 Directors present. Those present included Paul Jenkins, Ed Tipton Jr., Will Respass, and Johnny Wynne, as well as Chelsey Bennett (Manager). Polly Piland was absent.

Officers were elected as follows:

President – Ed Tipton Jr.

Vice President – Polly Piland

Secretary – Paul Jenkins

Treasurer – Will Respass

Minutes from August 31, 2020 Board meeting were reviewed. Approved with amendment of removing incorrect Officer position for Johnny Wynne.

Financial reports were reviewed as of December 31, 2020. Full year end financials will be emailed to the Board members as well a public on Russell Property Management's Member Portal for any owner to view.

Inspection results were reviewed. No letters to be sent regarding cleaning tree debris off roofs until March; spring cleaning reminder to be emailed prior. Letter to be mailed regarding dirt/grime around front door at . No letter to be mail about missing shutters at as owner noted in progress according to Ed. Concern was raised about possibility of more than 3 unrelated living at – Chelsey will follow up with Code Enforcement regarding previous report.

Owner of submitted architectural request to have solar panels installed on side of roof. Motion made to approve only if surrounding neighbors approve; Board will deny request if any of surrounding neighbors are opposed.

Johnny and Will to handle spring flowers in entrance islands.

Meeting adjourned at 6:28 pm.

Next meeting is scheduled for Monday, May 17, 2021, 6:00 pm at Russell Property Management and/or virtually via GoToMeeting.

South Hall Owners Association Inc.
Board Meeting Minutes

May 17, 2021

Location: Russell Property Management

Meeting called to order at 6:00 pm. Quorum was established with five of five Directors present. Those present included Ed Tipton (President), Polly Piland (V.P.), Paul Jenkins (Secretary), Will Respass (Treasurer), and Johnny Wynne, as well as Chelsey Bennett (Community Association Manager).

Minutes from prior Board meeting, January 18, 2021, were reviewed and approved as submitted.

Financial reports as of April 30, 2021 were reviewed.

Board members discussed severity of violations. Decision made to not send letters about tree debris collected on roofs, no letters to be sent about cleaning driveways; specific locations to be monitored for pine cones collecting in the flowerbeds over an extended period of time.

Current architectural standards were reviewed. No changes to made at this time, however the Board may want to begin pursue amendments to legal documents – Board members to create list of architectural standards they want to see and will discuss at a later date.

Meeting adjourned at 6:55 pm.

South Hall Owners Association Inc.
Board Meeting Minutes

September 20, 2021

Location: Russell Property Management

Meeting called to order at 5:55 pm. Quorum was established with five of five Directors present. Those present included Ed Tipton (President), Polly Piland (V.P.), Paul Jenkins (Secretary), Will Respass (Treasurer), and Johnny Wynne, as well as Chelsey Bennett (Community Association Manager).

Minutes from prior Board meeting, May 17, 2021, were reviewed and approved as submitted.

Financial reports as of August 31, 2021 were reviewed.

Standards were discussed for architectural requests and violations. Board members voted to address any issues on a case-by-case basis.

Proposed budget for 2022 was reviewed; Board agreed to increase the dues assessment to \$290 per year. Annual meeting will be held virtually via GoToMeeting with a mailed ballot. No member terms are expiring so no elections will take place.

Johnny Wynne and Polly Piland will work out an updated directory to send to all owners.

Landscaping bids will be requested for review later. Will Respass will look into cutting the wax myrtles behind each wall at the entrances, project will best be completed in early spring.

Meeting adjourned at 7:00 pm.

Next Board meeting will be determined after the annual meeting.