

Sterling Pointe Phase 1 Homeowners Association  
Board Meeting Minutes  
Saturday, November 21, 2015

Attendees:

Willie Pollard – President  
Gena Braley – Vice President  
Melissa Whitmer – Secretary  
Chelsey Bennett – HOA Manager, Russell Property Management  
3 Owners

Meeting was called to order at 1:08pm.

A Quorum was established.

There were no new nominations from the committee or floor.

Elections were held for three directors, for a term of one year each.

Financial status of the HOA was discussed. The budget was proposed, second, and approved.

The Board reported that doors were not going to be painted at this time as they were done just in the last couple of years.

The amount in escrow was discussed. It was stated that the plan for the money in escrow is for the parking lot. There is currently \$50,000 in escrow with is great growth. It was noted that all 8 roofs were replaced.

B8 reported that water was coming into the downstairs bathroom around the vent area during hard rains.

The question was raised regarding additional speed bumps. It was reported that the city turned it down due to not enough traffic.

The Board reported to owners that they were working in conjunction with law enforcement to get more of a presence in the neighborhood.

The Board noted that delinquent dues were down to one page, which is much better than what it was prior to hiring RPM.

It was reported that the hole in front of the G building still needed work. It was sinking and cracked since it was last fixed. RPM will check the work before payment is sent.

The difference between repaving and resealing/resurfacing was discussed. Repaving would cost upwards of \$70,000. Resealing/resurfacing would be much less. It adds oil and life to the pavement, which could extend the life around five years. RMP is getting bids for resealing/resurfacing with hopes that it could be done in the spring.

Meeting was adjourned at 1:30pm.

Sterling Pointe Ph. 1  
Annual Meeting  
November 19, 2016

Location: Russell Property Management

Quorum was established with 31 properties represented (7 in person, 24 by proxy).

The following persons were nominated for election to the Board of Directors:

Gena Braley (29 total votes)

Marianne Lohr (19 total votes)

Willie Pollard (28 total votes)

Tommy Whichard (23 total votes)

The three with the highest votes were elected to be the Board of Directors; Marianna Lohr will be invited to the first Board meeting and may be elected to serve as an officer only.

The budget for the 2017 fiscal year was reviewed and ratified as submitted. There will be no dues assessment increase – will remain at \$48.00 per door per month.

General discussion topics included:

- Landscaping crew is not picking up trash as needed.
- Abandoned vehicles that need to be tagged and towed.
- Potential squatters 'residing' within the 3806 D building.

Meeting adjourned.

Sterling Pointe Ph. 1  
Annual Meeting Minutes  
January 30, 2018

Location: Sheppard Memorial Library – room B

Quorum was established with 54 properties represented (5 in person, 49 by proxy).

The following persons were nominated for election to the Board of Directors:

Gena Braley (40)

Blake Harris (40)

Marianne Lohr (4)

Willie Pollard (42)

Those with the highest amount of votes were elected to server for a one-year term (2018-2019).

Minutes from the previous annual meeting (November 19, 2016) were reviewed and approved as submitted.

The Board of Directors proposed an amendment to the Restrictive Covenants (Article XI Insurance Provisions). To pass, a signature of 75% of the members (102 units) was required. A total of 47 signatures were received – amendment did NOT pass.

The budget for 2018 was reviewed and ratified with no increase. No vote was conducted for the proposed increase as the Board of Directors were only proposing the increase to cover the cost of a Master Insurance Policy if the amendment were to pass.

General discussion topics included:

- complaints about trash on the ground and around the dumpster areas; also questioned if additional dumpsters could be installed
- one owner reported a dead bush in front of the unit (3806 D3)
- concern about 1<sup>st</sup> building number sign along the main Sterling Pointe Dr was raised, blocking sight lines where it is currently installed and suggested to have move back a few feet or on the other side of the parking lot entrance; related concern was raised about not being able to see the signs at night, suggestion to have solar lights installed

Meeting adjourned.

Sterling Pointe Phase 1  
Annual Meeting Minutes

December 4, 2018

Location: Russell Property Management

Meeting was called to order. Quorum was established with 29 properties represented (2 in person, 27 by proxy). Sign in sheet will be stored with SP1 files at Russell Property Management's office.

Three persons (Gena Braley, Blake Harris, and Willie pollard) were nominated and elected to the Board of Directors.

Minutes from previous annual meeting – January 30, 2018 – were reviewed and approved as submitted.

Budget for 2019 fiscal year was reviewed and ratified. Dues assessment will increase to \$49.00 per month effective January 1, 2019.

General discussion topics included:

- concerns about vehicles routinely parking in visitor spaces
- tree limbs behind some buildings need to be trimmed back
- amount of trash around dumpsters
- mulch is missing in flower beds

Meeting adjourned.

Sterling Pointe 1 HOA  
Annual Meeting Minutes

December 3, 2019

Location: Russell Property Management

Meeting called to order at 5:35 pm. Quorum was established with 30 properties represented (1 in person, 29 by proxy).

Gena Braley, James Braley, and Blake Harris were nominated and ran uncontested, so they were elected to serve the 2020-2021 terms.

Minutes from previous meeting (December 4, 2018) were reviewed and approved as submitted.

Budget for 2020 fiscal year was ratified as submitted. No dues assessment increase, will remain at \$49.00 per unit.

Open discussion topics included:

- Owner questioned responsibility for shed and fence repairs.
- Concern was raised about vehicles with dead tags in the parking lot.
- Board indicated they are thinking about replacing all front entry lights with a motion sensor one for security reasons and to ensure uniformity is followed.
- Possibility of installing vinyl fences to replace the current wooden ones.
- Concern about area behind 3812 building being overgrown.

Meeting adjourned at 6:10 pm.

Sterling Pointe 1 HOA  
Annual Meeting Minutes

January 6, 2022

Location: Christ's Church

Meeting called to order at 5:30 pm. Quorum was established with 19 properties represented (1 in person, 18 by proxy).

Gena Braley, James Braley, and Antwyne Tyson were nominated and ran uncontested, so they were elected to serve the 2022-2023 terms.

Minutes from previous meeting (December 8, 2020) were reviewed and approved as submitted.

Budget for 2022 fiscal year was ratified as submitted. Dues increased to \$50.50 effective January 1, 2022.

Gena Braley made motion to replace fencing at 3814 H and 3813 I buildings. Antwyne Tyson second, all approve.

Open discussion topics included:

- Owner expressed dissatisfaction with receiving one week's notice for fence replacement.

Meeting adjourned at 5:45 pm