

Quorum was established with proxies received.

Election of board members was made - Nanette Hardison, Ryan Moss, and Bonita Easter.

Chelsey reviewed budget and questions were answered.

Rocky and Gena met with the police department recently to discuss safety and security measures for the neighborhood. Recommendations from the police department included LED street lights, security cameras, and security systems for units by homeowners.

There was discussion regarding the replacement of street lights with LED lights to provide better security. Some lights have been replaced in other phases with LED resulting in better lighting in common areas and on neighborhood streets between the buildings. A motion was made by Gena to approve replacement and a second motion was made by Willie.

Greenville PD has agreed to install two 360 degree cameras on Sterling Pointe Drive. They will also change out the street lights on Sterling Pointe Drive to LED; however, this process may take 3-6 months.

Rocky is investigating prices of security cameras. Gena made a motion to proceed with this purchase and a second motion was made by Bonita.

We discussed the status of mailboxes since some have had issues with doors. The style of mailboxes is no longer approved by the post office but RPM does have one mailbox unit that had to be replaced so they kept the old unit for parts to repair other boxes.

Sterling Pointe Ph. 4
Annual Meeting Minutes
January 30, 2018

Location: Sheppard Memorial Library – room B

Quorum was established with 65 properties represented (12 in person, 53by proxy).

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

Gena Braley (64)

Willie Pollard (57)

Sylvia Vega (8)

Those with the highest amount of votes were elected to server for a two-year term (2018-2020).

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 90% of the members (215 units) was required. A total of 68 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
- concerns about owners/landlords renting through Section 8
- question about when mulch would be put out
- one owner suggested to have the patio fences pressure washed

Meeting adjourned.

Sterling Pointe Phase 4
Annual Meeting Minutes

December 4, 2018

Location: Russell Property Management

Meeting was called to order. Quorum was established with 45 properties represented (12 in person, 33 by proxy). Sign in sheet will be stored with SP4 files at Russell Property Management's office.

Four persons (Bonita Easter, Nanette Hardison, Blake Harris, and Sylvia Vega) were nominated and those receiving the highest amount of votes were elected to the Board of Directors (Bonita Easter, Nanette Hardison, and Blake Harris).

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:

- stray cats and status of TNR program
- suspected Otho's not spraying for black ants per contract
- concerns about younger residents not obeying by regulations and causing issues in the neighborhood
- Greenville Sanitation putting dumpsters too close to side of fences, which is not allowing residents to use side doors

Meeting adjourned.

Sterling Pointe 4 HOA
Annual Meeting Minutes

December 3, 2019

Location: Russell Property Management

Meeting called to order at 7:45 pm. Quorum was established with 37 properties represented (8 in person, 29 by proxy).

Gena Braley and James Braley were nominated and ran uncontested, so they were elected to serve the 2020-2022 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:

- 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.
- Positive response about new mailboxes. City installed a fire hydrant by 2nd location and was ticketing people. Kids using tree limb to climb on top of boxes in last section.
- Roofs will be complete by March/April 2020.

Meeting adjourned at 8:00 pm.