South Ridge Homeowners Association of Winterville, Inc.
Board Meeting Minutes

Date: January 10, 2022
Location: Russell Property Management

Meeting called to order at 6:36pm. A quorum was established. Those present included Debbie Brantley, Heather Belcher, Betty Chamberlain, Corey Pulido, Mike Buck (via phone), Chelsey Bennett (Outgoing Community Association Manager), and Cali Hardee (Community Association Manager).

Violation hearings took place. There were no attendees. Those members that did not attend their hearing will begin incurring fines.

Minutes from the previous meeting (November 10, 2021) were reviewed and approved as submitted.

Financial reports as of December 31, 2021 were reviewed. January inspection results were reviewed; letters to be mailed to owners with noted issues.

The updated Rules and Regulations will be revisited prior to the annual meeting.

A community yard sale will be held on May 14 @ 7:00am, with May 21 as a rain date. Signs will be put out by May 7. Flyers will be given to residents by April 23.

ENC Pirate Realty requested that fines be removed for 110A Kevin Circle. The board unanimously voted that the fines would not be removed.

A motion was made to have Chris Edwards take over collections. All in favor. The motion was approved.

It was requested that a payment plan be set up for _____ with $25 per month payments until the existing balance is paid off. Two in favor, three opposed. The motion wasn't approved. A motion was made to counter with $50/month payments until the balance is paid off. All in favor. The motion was approved.

A motion was made to have future demand letters be sent as certified mail to both the homeowner, as well as the current resident. Four in favor, one opposed. The motion was approved.

The annual meeting will be held on April 19 at 6:30pm in person at the Moose Lodge. Officers will be up for re-election.

Meeting adjourned at 7:56pm.

Next regularly scheduled Board meeting will be Monday, February 7 @ 6:30pm at 3031A Cheryl Court in-person and/or virtually.