

South Ridge Homeowners Association of Winterville, Inc
Board Meeting Minutes

January 08, 2024
106 Regency Blvd., Greenville, NC

Meeting called to order at 6:40 pm. A quorum was established.. Those present included Debbie Brantley and Cali Hardee in person and Mike Buck, Cory Pulido, Clark Andersen, and Natasha Soddy via phone.

Minutes from the previous meeting (From November 13, 2023) were reviewed and approved with a revision on the second-to-last paragraph.

Financial reports as of November 13, 2023 were reviewed.

Violations were reviewed. A motion was approved to send mail letters to those with violations and fines.

A motion was approved to send a letter to _____ regarding roof shingles—the owner will have 30 days to replace shingles to a matching color, and to advise RPM when complete.

The situation regarding the tenant at _____ was discussed. The Board unanimously approved to have our attorney file a proof of claim against _____

Motion to have the annual yard sale on May 4, 2024, with Cory printing the signs, was approved.

Meeting adjourned at 7:20pm

Next meeting will be on Monday 12 February 2024 at 6:30 pm, at Debbie's Home, 3034A Cheryl Court, Winterville, NC.

South Ridge Homeowners Association of Winterville, Inc
Board Meeting Minutes

Date: 2/12/24

Location: 3031A Cheryl Ct

Meeting was called to order at 6:35 pm. A quorum was established.. Those present included Debbie Brantley in person and Mike Buck, Cory Pulido, and Natasha Soddy via phone. Members absent: Clark Anderson.

Minutes from the previous meeting (January 8, 2024) were not available for review.

Financial reports as of January 31, 2024 were reviewed. A question was raised concerning fines against . The Delinquents and Prepays Report ending December 31, 2023 indicated a delinquent amount of \$239.80. The same report ending January 31, 2024 indicated a delinquent amount of \$2009.72.

The previous month's inspection results were reviewed; letters to be mailed to owners with noted issues.

A motion was made and approved to consult with Attorney to determine options for dealing with homeowners not following restrictive covenants with regards to shingle and/or roof replacement. In addition, it was decided to include a copy of the South Ridge Rules and Regulations in the annual meeting packet along with a letter reiterating Article V, Section 4 of the Restrictive Covenants addressing shingle/roof replacement.

An inquiry was made by the owner of 179A Emily Drive in regards to the status of her fence repair. The property owner's fence was damaged while contractors hired by the U.S. Army Reserve was cutting trees and clearing the ditch along the back of her property. The owner will obtain a minimum of two estimates and submit the estimates along with pictures to Russell Property Management for repair. Russell Property Management will follow up with the U.S. Army Reserve to recoup the cost of repair.

Meeting adjourned at 7:10 pm.

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Next meeting will be at RPM on Monday, March 11th at 6:30 pm.

South Ridge Homeowners Association of Winterville, Inc
Board Meeting Minutes

March 11, 2024
106 Regency Blvd., Greenville, NC

Meeting called to order at 6:40 pm. A quorum was established.. Those present included Debbie Brantley and Cali Hardee in person and Cory Pulido, Clark Andersen, and Mike Buck via phone.

Minutes from the previous meeting (From February 12, 2024) were reviewed and approved.

Financial reports as of February 29, 2024 were reviewed.

Violations were reviewed. A motion was approved to send mail letters to those with violations and fines, including a letter to the resident at

Violations were reviewed, including sending a letter to _____ regarding updating the roof shingles, _____, regarding storage on the front porch, and fining _____ for disrepair in windows and fence.

We have been unable to contact the lawyer regarding the roof shingles. We will continue to reach out.

The annual meeting will be scheduled for **Wednesday, April 17, 2024.**

Meeting adjourned at 7:18pm

Next meeting will be the annual meeting, Wednesday April 17, 2024 6:30 pm, at the Moose Lodge, 5393 Reedy Branch Road, Winterville NC.

South Ridge Homeowners Association of Winterville, Inc
Annual Meeting Minutes

May 20, 2024
106 Regency Blvd., Winterville NC.

The meeting was called to order at 6:34pm. A quorum was established. Those present included Debbie Brantley, Heather Belcher, and Cali Hardee in person and Corey Pulido and Natasha Soddy via phone.

Minutes from the previous meeting (March 11, 2024) were reviewed and approved.

Financial reports as of April 30, 2024 were reviewed.

Violations were reviewed. Letters will be sent to those with outstanding dues, violations, and fines. A motion was approved to file a claim of lien on

A motion was approved to move forward with replacing the fence for _____ through Seegars Fence Company.

A letter will be sent to _____ informing the homeowner that they need to work with neighbors to fix the stain that has bled over onto the other owners' fences. We will check with a lawyer on if the HOA can hire someone to repair the perimeter fence and bill the homeowner for the cost of repairs.

Meeting adjourned at 7:04pm.

The next meeting for the Board of Directors will be June 10, 2024 at Debbie's house.

South Ridge Homeowners Association of Winterville, Inc
Board Meeting Minutes

June 10, 2024
3034A Cheryl Court, Winterville, NC

Meeting called to order at 6:31 pm. A quorum was established.. Those present included Debbie Brantley, Cheryl Adams, Debbie Brantley, Clark Andersen, and Heather Belcher in person with Cory Pudilo and Natasha Soddy via phone.

Minutes from the previous meeting (From 20 May 2024) were reviewed and approved.

Financial reports as of November 13, 2023 were reviewed.

Violations were reviewed. A motion was approved to send mail letters to those with violations, including follow-ups. Cali to be asked regarding the sale of the home

Meeting adjourned at 7:15pm

Next meeting will be on Monday 08 July 2024 at 6:30 pm, at. 106 Regency Blvd., Greenville, NC

South Ridge Homeowners Association of Winterville, Inc
Board Meeting Minutes

July 08, 2024
106 Regency Blvd., Greenville, NC

Meeting called to order at 6:34 pm. A quorum was established.. Those present included Debbie Brantley, Cheryl Adams, Linda Barnes Clark Andersen, Natasha Soddy and Heather Belcher in person, with Cory Pudillo over the phone.

Minutes from the previous meeting (From 10 June 2024) were reviewed and approved.

Financial reports as of 30 June 2024 were reviewed.

Violations were reviewed. A motion was approved to send mail letters to those with violations, including follow-ups. continued to have window damage—a motion was made and adopted to close the issue since the damage was covered and invisible from outside. A motion was made to send letters to others in violation and invite those needing hearings to hearings in September.

A later vote over email will be held regarding the roofing shingles of . This vote will be done within the week. A motion was made and adopted that the homeowners with the temporary fence will be given a three-month grace period to remove the fence from the front of the home.

Meeting adjourned at 7:24pm

Next meeting will be on Monday 12 August 2024 at 6:30 pm, at 3031A Cheryl Court, Winterville NC.

South Ridge Homeowners Association of Winterville, Inc

Board Meeting Minutes

August 12, 2024

3031A Cheryl Court, Winterville NC.

Meeting called to order at 6:34 pm. A quorum was established. Those present included Debbie Brantley, Linda Barnes and Clark Andersen in person, with Cory Pulido and Natasha Soddy over the phone.

Minutes from the previous meeting (From 08 July 2024) were reviewed. A revision to paragraph 4 was requested to be advised to highlight that hearing violations had been sent to both property owners. The revision was accepted by motion.

Financial reports as of 31 July 2024 were reviewed.

Violations were reviewed. Letters will be sent to those with noted violations. Follow up letters will be sent to those with outstanding dues and/or fines. A motion was made regarding violations of tall grass—with the recent heavy rainfall, it was decided that this month these violations would be ignored. This was approved by motion.

The roof shingles regarding _____ was discussed. A motion was made and approved to give the owners 6 months to repair the shingles on the roof, with Cali from RPM providing information with a roofing company that may do the repairs under insurance coverage.

Meeting adjourned at 6:58pm.

Next meeting will be on Monday 09 September 2024 at Russell Property Management.

South Ridge Homeowners Association of Winterville, Inc
Board Meeting Minutes

September 30, 2024

106 Regency Blvd., Greenville, NC

Meeting called to order at 6:35 pm. A quorum was established. Those present included Debbie Brantley, Cheryl Adams, Linda Barnes, and Clark Andersen in person, and Natasha Soddy and Cory Pulido over the phone.

Minutes from the previous meeting (From 12 August 2024) were reviewed and approved.

Financial reports as of 31 August 2024 were reviewed and approved.

Violations were reviewed. Letters will be sent to those with noted violations. Follow-up letters will be sent to those with outstanding dues and/or fines.

Two violation hearings were scheduled for tonight. One homeowner clarified that the violation will be corrected within the week, before being invited back to a second hearing, and the second homeowner did not show for the hearing. This homeowner will be fined.

Meeting adjourned at 7:07pm

Next meeting will be on Monday 21 October 2024 at 6:30 pm, at 3031A Cheryl Court, Winterville NC.