

South Ridge Homeowners Association of Winterville, Inc
Board Meeting Minutes

January 23, 2023

Location: Russell Property Management

Meeting was called to order at 6:30 pm. A quorum was established. Those present included Debbie Brantley, Clark Anderson, Cory Pulido and Mike Buck (via phone) along with Cali Hardee (Community Association Manager).

Minutes from the previous meeting (November 14, 2022) were reviewed and approved as submitted.

Financial reports as of December 31, 2022 were reviewed. Violations were reviewed. Letters will be mailed to owners with noted issues.

No hearings were scheduled.

A motion was made and approved to have a community yard sale. The date set for the yard sale is May 6. Flyers announcing the yard sale are to be distributed April 15. Corey volunteered to print the flyers. Signs will be put up at the two entrances and at the end of each street on April 26. Russell Property will look into having new signs made as the ones we are currently using are not in good shape and one was removed/stolen during last year's yard sale.

Meeting was adjourned at 7:05 pm.

Next regularly scheduled board meeting will be at _____ on Monday,
February 13th at 6:30 pm.

South Ridge Homeowners Association of Winterville, Inc
Board Meeting Minutes

February 13, 2023

Location:

Meeting was called to order at 6:30 pm. A quorum was established. Those present included Debbie Brantley, Clark Anderson and Cory Pulido and Mike Buck via phone.

Minutes from the previous meeting (January 23, 2023) were reviewed and approved as submitted.

Financial reports as of January 31, 2023 were reviewed. Violations were reviewed. Letters will be mailed to owners with noted issues.

No hearings were scheduled.

A motion was made and approved to have two yard sale signs made - one for each entrance. Mike Buck will pursue getting another quote for the signs and report back with pricing.

Meeting was adjourned at 6:53 pm.

Next regularly scheduled board meeting will be at RPM on Monday, March 13th at 6:30 pm.

South Ridge Homeowners Association of Winterville, Inc
Board Meeting Minutes

March 13, 2023

Location: Russell Property Management

Meeting was called to order at 6:30 pm. A quorum was established. Those present included Debbie Brantley, Clark Anderson, Cory Pulido and Mike Buck (via phone) along with Cali Hardee (Community Association Manager).

Minutes from the previous meeting (February 13, 2023) were reviewed and approved as submitted.

Financial reports as of February 28, 2023 were reviewed. Violations were reviewed. Letters will be mailed to owners with noted issues.

No hearings were scheduled.

The Annual Homeowner's Association is scheduled for Monday, April 10th at the Moose Lodge at 6:30 pm. Cali will reserve the Moose Lodge and will email meeting packets to the board members for approval prior to the meeting.

Meeting was adjourned at 7:15 pm.

Next meeting will be the Annual HOA Meeting at the Moose Lodge on Monday, April 10th at 6:30 pm.

South Ridge Homeowners Association of Winterville, Inc
Board Meeting Minutes

May 8, 2023

Location: Russell Property Management

Meeting was called to order at 6:36 pm. A quorum was established. Those present included Clark Anderson and Debbie Brantley in person, Mike Buck, Cory Pulido, and Natasha Soddy (via phone) along with Cali Hardee (Community Association Manager).

Minutes from the previous meeting (March 13, 2023) were reviewed and approved as submitted.

Financial reports as of April 30, 2023 were reviewed. Violations were reviewed. Letters will be mailed to owners with noted issues.

All board members agreed to consult with attorney Christopher Edwards regarding the fence/drainage issue at . The issue involves a malfunctioning drain line that has resulted in a large hole encompassing four adjacent properties. The Town of Winterville has agreed to repair the drain line, but the section of fence built over the drain line will need to be removed at the property owner's expense. One of the four property owners is refusing to remove his section of the fence.

Officers for the current year were unopposed and will be as follows: Debbie Brantley, President; Mike Buck, Vice President; Clark Anderson, Secretary.

No hearings were scheduled.

Meeting was adjourned at 7:14 pm.

Next meeting will be at on June 12th at 6:30 pm.

South Ridge Homeowners Association of Winterville, Inc
Board Meeting Minutes

June 12, 2023

Meeting called to order at 6:30 pm. A quorum was established. Those present included Clark Andersen, Debbie Brantley and Natasha Soddy in person and Mike Buck, Cory Pulido via phone.

Minutes from the previous meeting (May 8, 2023) were reviewed and approved as submitted.

Financial reports as of May 31, 2023. were reviewed. The previous month's inspection results were reviewed; letters to be mailed to owners with noted issues.

The quote to replace the lighting from Charles A. Overton Electrical Services, LLC was discussed. The Community Association Manager from Russell Property Management will be contacted to ask whether it was necessary for the lights to be transitioned to LEDs, and, if so, to get a quote from another service provider. This issue will be taken up in the meeting scheduled for July 10, 2023.

Meeting adjourned at 6:52 pm.

Next meeting will be at Russell Property Management on Monday, July 10, 2023 at 6:30 pm.

South Ridge Homeowners Association of Winterville, Inc
Board Meeting Minutes

July 10, 2023

Location: Russell Property Management

Meeting was called to order at 6:39 pm. A quorum was established. Those present included Cali Hardee (Community Association Manager), board members: Debbie Brantley (in person), and Cory Pulido, Mike Buck and Natasha Soddy (via phone).

Minutes from the previous meeting (June 12, 2023) were reviewed and approved as submitted.

Financial reports as of June 30, 2023 were reviewed.

Violations were reviewed. Violation letters will be mailed to owners with noted issues per inspection report. Hearing notices will be mailed to owners with unaddressed violations, and demand letters will be mailed to those with unpaid HOA dues.

No hearings were scheduled

There was a discussion about ongoing street parking issues. This is causing problems with mail deliveries, and trash pickup. The Board voted and approved having Attorney Christopher Edwards look into the matter to determine legal actions that may be taken. At present, violation letters will be mailed to residents parking on the street.

Meeting was adjourned at 7:24 pm.

Next meeting will be at on Monday, August 14th at 6:30 pm.

South Ridge Homeowners Association of Winterville, Inc
Board Meeting Minutes

August 14, 2023

Meeting called to order at 6:34 pm. A quorum was established.. Those present included Clark Andersen, Debbie Brantley in person and Mike Buck, Cory Pulido and Natasha Soddy via phone.

Minutes from the previous meeting (July 10, 2023) were reviewed and approved as submitted.

Financial reports as of July 10, 2023 were reviewed.

Violations were reviewed. Violation letters will be mailed to owners with noted issues per inspection report. Hearing notices will be mailed to owners with unaddressed violations, and demand letters will be mailed to those with unpaid HOA dues.

The issue regarding the hole in the fence was discussed. There has been no response from those involved. Board president will contact HOA Manager to email those involved to fix.

The street parking situation was also discussed. The board voted to have a process to tow vehicles left on the street overnight. The process involves: 1. Sending a warning letter with an invitation to attend a hearing, 2. Place a fine and leave a notice on the vehicle that it will be towed, and 3. Having the vehicle towed.

Meeting adjourned at 6:55 pm.

Next meeting will be at Russell Property Management on Monday, Sept. 11 at 6:30 pm.