

Minutes accepted

Discussing the delinquent town homes.

██████████ not paying anything.

Page 5

Sign discussion:

Phase 4 has no money to help out.

Per : Gina Bradley

Keystone phase 3/5

Nobody knows who is responsible for phase 2.

Siding 35,000.00

65,000.00 in savings.

3,000 to 4,000 for sign.

What do we need to keep in our reserves? Amanda will discuss with Rocky.

Dues will cover the siding of bldgs

Voted to do 3 bldgs next year.

Voted to do brick sign.

Brown siding starts on Nov. 9.

Gutters are on E/G

Complete F/C/A the street bldgs

Complete by next year.

Budget:

No dues increase

Ins. Premium went down

Termite contract/ none

Motion made to have termite and pest contract. By Gina B

Get an estimate/Amanda

Ortho is the company.

All voted yes.

Doors and shutters will be done after the bldgs are completed

Check on cost of shutters to be replaced instead of painting.

Completed the discussion on the budget for 2016.

Look at cost of boots on the roofs.

Will readjust the budget.

Meeting dec 14 / Shepard library.

Hearing about screens. (REDACTED)

100.00 per month fine.

Meeting adjourn.

Renee Darden

Sheraton Village HOA Board Meeting

August 17, 2015

6:00 pm

Meeting called to order.

John Southworth, Rick Keller, Clint Melton, and Billy Swain present from the Board of Directors.
Amanda Blomefield present from Russell Property Management.

Hearing scheduled: 3260 C1 – completed and verified the day of the meeting
3260 C2 – RPM manages and stated this would be complete by 8.18.15

Review of delinquents: [REDACTED] BOD voted to turn account over to attorney
[REDACTED] Amanda reported to the Board the lien has expired, there is no pending
foreclosure. The BOD voted to turn over to the attorney.

Amanda asked the Board if they would be willing to waive late fees if the dues were current. The Board decided to not waive late fees.

Violations were discussed, Amanda had questions for the Board regarding satellite dishes. G3 and G4 have then in the common area by the front door. Was this approved? John stated that previously, the Board decided if the buildings face South, satellites can be by the front door and if the buildings face North, they can be installed inside the fence.

The Board questions when the next building vinyl project would begin. Amanda will follow up with Rocky because no response has been received from the vendor, M.R. Chandler.

A new sign was discussed. The sign pricing was approved for \$1750.00 and woodsigns would complete the sign. John's wife will look over the website and find one that she likes to use as a template. The Board would like to know if other phases would be willing to chip in on the cost of the sign. The sign will be completed, then other phases asked to chip in. Amanda will try to locate the property manager for the other phases of Sheraton Village.

Parking lot bids were reviewed and it was approved to use Andy Stocks from Wilson, NC.

Amanda spoke on behalf of an owner that made exterior repairs to his unit and requested the Board to pay for part of these repairs. The Board stated If the owner could break down the pricing of the repairs more clearly, they would look over the numbers for the exterior frame only.

Discussion on placing numbers on the curbs of the parking lot until it could be completed. Board voted against this, now that repairs are approved, they should begin immediately.

Annual meeting was approved for 12.14.15 at the large room of the library.

Meeting was adjourned.