

Tyson Farm HOA Annual Meeting Minutes: January 25th, 2021 at 6:00pm

Meeting called to order by President, Emily Walker at 6:03pm with 9 homeowners present and 9 online at that time (total of 15 were logged on throughout the meeting). The process of the meeting was explained, that no votes will be taken today and ballots will be sent after the meeting to all homeowners. A total of 37 ballots must be returned in order to have Quorum and votes counted.

Prior minute meeting approval on November 4, 2019 will be on the ballot.

Emily introduced Amanda Bloomfield ([amanda@russellpm.com](mailto:amanda@russellpm.com)) as our new Property Manager at Russell Property Management as of December 1st, 2020. Question was asked on why we changed Property Management. Communication was a key issue and the Board felt there were some roadblocks and decided to go in a different direction for the best interest of the community.

**Budget:**

Budget questions were asked before the meeting: Pool Contracted services amount should be \$8835 as reflected in the 2021 Budget. Pool Furniture was increased for replacing tables, chairs, and umbrellas. Property Management Fees were lower to reflect RPM. Line 7050 in current money allocation was the check Keystone cut to RPM.

In reference to monthly dues, the question was asked where that increase dues went when Clubhouse was considered. Reply was that money is included in Escrow balance. Reserve Study was also completed. Management companies have different financial input on Escrow needs.

Reserve study was explained and explained that many of those items have not been completed at this time. The full Reserve study has not been received by Keystone. Erny Hoke found a copy today of the summary and it will be sent out.

As of December 3rd, full financials, taxes, and pool keys, were received by RPM from KPM. Full copy of Reserve Study is only thing we are currently missing.

**Nomination of Directors:**

One Director open position, current director Ruth Honeycutt is seeking reappointment. Maxine White has also been nominated. Bios need to be sent to Amanda. This vote will be included on the ballot.

**Nomination of Architectural Committee:**

Two community members and One Director as per Covenants.

They will receive architectural requests and have dialogue with community members and then recommendation goes to Board for final approval.

Najiah Lewis(sp?) and Thomas Murtha were nominated for ARC before the meeting. Concern that Carol Murtha is on the Board but was noted that she would recuse herself from that committee/vote. Write-Ins would be included on Ballot.

**Community Concerns:**

Dogs pooping in yards. Grandkids can't play in the yard due to this. It was reminded to all homeowners that this is a City Code violation as well is stated in our Covenants/Declaration. This will be added to a letter for the community as a reminder.

What type of organization is the HOA? It is a non-profit, but Amanda will look into what type of non-profit organization our HOA is considered.

Homeowner concern about terminating HOA and/or modifying the covenants and declarations to not be so ambiguous. Members agreed the fair thing is to ask members on ballot if they have concerns with the Covenants/Declarations and specifically what items. Votes needed to Terminate 80% and 70% to modify the covenants within the first 25 years. The Board needs more information on what the concerns are so that they can be reviewed. Concern is that we can only get 35% at normal annual meetings and we would need 70% to modify. This will be included in the community letter with ballots for homeowners to respond to. The Board will then review and create an Ad Hoc committee of homeowners to review changes before sent to lawyer for review and possible community vote.

Homeowner concern for non-residents use of pool, renters not following covenants, and mailbox appearance for neat and possible. Board noted non-residents use of pool and new key options will allow us to see who is swiping in to the pool. New keys will be replaced as noted in budget once new system is in place. Reach out to Amanda if you have concerns. Violations go to Current Resident and Homeowner. ARC committee first charge would be reviewing guidelines for appearance.

Landscaping changes would need to go to ARC. Landscaping needs to be further defined by ARC.

Homeowners are not required to let HOA know if they are renting home. Could be added to covenants. Pitt County OPIS is used before legal communications.

Board Meetings are posted on Russell Property Management website.

Payment booklets are not sent out. 21st of every month an email statement and mailed statement is done quarterly. If you are not receiving email statements please contact Amanda so she can ensure your information is in the system. Checks with address in Dropbox (Regency) or mailed. Pay online without fees with bank draft. Or online or phone the office with credit card, fee does apply.

Four wheeler driving on others property and on the road. Police report was made. Speeding and child endangered. On Buenavista, Noah, and Lena Lanes.

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Speed of cards travelling through our community by residents and those using as a cut-through. 2018 traffic calming study was completed by City of Greenville. We did not meet the needed data.

Mail carrier/Post Office concerns with residence receiving incorrect mail. Please be neighborly and place mail/packages back in mailbox for them to be returned to correct owner.

The Board looks forward to the transition with R/M and working together as a whole for our community.

Meeting Adjourned at 7:28pm

Respectfully submitted,  
Erny Hoke, Secretary

**DRAFT**