

Tyson Farms HOA Board of Directors Meeting
April 13, 2021
5:30pm

Meeting called to order by President, Emily Walker, at 5:23pm with all 5 Board Members present.

Prior minute meeting approval on December 9, 2020 were approved as presented with a motion by Sonya and second by Ruth, 5-0.

Results of Board Director election were presented by Amanda. Amanda contacted both Maxine and Ruth prior to the meeting to let them know of the results. Ruth Honeycutt was elected. inquired about the the differences in people who voted the first time versus the second time and if anyone that voted the first time did not the second.

ARC Committee election results tallied showed Thomas Murtha and Gia Lewis gaining enough votes to be on the ARC committee. Six other names were received as write-in candidates. Sonya Bartley was elected from the Board to participate on the ARC committee. Motioned by Erny seconded by Ruth (5-0) the ARC will have final say about approval and Board will be notified.

Erny asked that he and the other four write-in candidates be asked to look into policy and amendments, which was approved.

The Board decided to keep the same officers as the prior year: (Ruth, Sonya, 5-0)

President: Emily Walker

Vice-President: Ruth Honeycutt

Treasurer: Sonya Bartley

Secretary: Erny Hoke

Bennett Dilda of Bennett's Irrigation discussed the needs of irrigation to our property around the pool. In a motion by Erny and seconded by Sonya (5-0) it was approved for the repair estimated plus the rain sensor.

Board members reviewed the Landscaping Contract with WB Denton. Amanda will meet with WBD to express our concerns with the issues around the pool.

Forrest Lock & Key estimate for new car reader panel at pool was approved with increase to 16 packs of cards. (Erny, Sonya 5-0)

A Time to Swim contract for the pool maintenance was approved (Erny, Carol 5-0) beginning on 5/21 and ending 9/12 for ~\$8920.

Board members reviewed reports prepared by Amanda.

Board would like to continue the Workers Compensation policy (June 2021), Amanda will look into other companies.

Notes from Homeowners were read. The Board is looking into the best way to look into future expenditures with our escrow account. We will also look into the lights at the entrance signs to see what style they are and if they can be brighter.

Further discussion about the maintenance of the pool and ordering new furniture occurred. Pressure washing of pool deck and building was a priority. Amanda will send us quotes through email. Pool furniture (lounges, umbrellas, chairs, tables, bases, etc...) need to be purchased. Also questions about restroom mirrors, paper towel dispensers, and soap dispensers were talked about. Amanda will send us the catalogue information.

Meeting Adjourned at 7:18pm.

Respectfully submitted,
Erny Hoke

Tyson Farms HOA Board of Directors Meeting
June 21, 2021
5:30pm

Meeting called to order by Vice-President, Ruth Honeycutt, at 5:32pm with all Board Members present except Emily Walker (arrived at 5:50pm)

Prior minute meeting approval on April 13, 2021 were approved as presented with a motion by Sonja and second by Carol, 4-0.

Old Business

Sign lighting was deemed appropriate at this time
Board unanimously approved Royal Blue for furniture under Estimate 2499. If we need to pay separate shipping, it is okay so that we can get items as soon as possible.

Board members reviewed reports prepared by Amanda.

Under delinquencies, Erny motioned and Sonja seconded (5-0) to put a lien on Ruth Court [REDACTED] and a demand letter to [REDACTED] Williams Road. Lawyer fees of \$90 per account added for a lien. Under Violations, Amanda is going to check on addresses for some violations.

Discussions.

Checking out irrigation to see if it is working correctly.
Request guidance for Pool Rules due to age and no adults with them, especially since many more kids at pool this year.
Pool needs new clock and signs.

Meeting Adjourned at 6:41pm.

Respectfully submitted,
Erny Hoke

**Tyson Farms HOA Board of Directors Meeting
Sept 27, 2021 5:30pm**

Meeting called to order by Vice-President, Ruth Honeycutt, at 5:36pm with all Board Members present except Emily Walker (arrived at 5:50pm)

Prior minute meeting approval on June 21, 2021 were approved as presented with a motion by Sonja and second by Erny, 4-0.

Old Business

Removal of Old Pool Furniture: Put old furniture out on Saturday, October 9th at noon. First come, first serve. We will call City of Greenville on Monday to get removal during the week.

Review Reports

Delinquencies: Intent to Foreclose for [REDACTED] and [REDACTED], motion by Erny and seconded by Sonja. 4-0 Vote.

Violations: December meeting will hold hearings for violations still not kept up.

ARC:

Committee meeting next week to address ARC requests and make recommendations for power washing and specifics about landscaping. Specifically 3513 Willette-screen porch put up without approval and built room within garage.

Quotes for Landscaping for budget meeting. Use WBD contract with change of dates of offseason to Oct 1st - March 31st, add including pool fence (in/out) and add #8 from RPM Boiler Plate. Motioned by Erny and seconded by Sonja, 4-0.

Ruth moved and Carol seconded, 4-0 vote, to investigate with Plumber on water issues on pool.

Ad-Hoc:

Committee feels that the Collection Policy is okay as written and wants to ensure the Board is enforcing it.

What can the Board do to determine renters vs homeowners to ensure proper communication? Use the governor's decision to update Homeowners info to determine renters vs homeowners.

General Discussion

Basketball goal in Pool Parking Lot. It currently is not there. Thoughts about rules about cleaning up and who the owner is for any issues.

Kids still running through yards.

Meeting Adjourned at 7:01 pm.

Respectfully submitted,
Erny Hoke

**Tyson Farms HOA Board of Directors Meeting
December 13th, 2021 5:30pm**

Meeting called to order by Vice-President, Ruth Honeycutt, at 5:33pm with all Board Members present except Emily Walker.

Prior minute meeting approval for the last meeting held on September 27, 2021 were approved as presented with a motion by Sonja and second by Ruth, 4-0.

Old Business

Additional violations were reviewed. Last inspection was completed on November 18th.

Landscaping Bids: Denton \$690; American Lawn Care \$575.

Current contract is with Denton for \$625.

Contracts are set for 2 years, unless 30 day termination. Current contract is month to month, so 30 day termination will be sent 12/14/21.

Motion by Erny, second Sonja, vote 3-0 to accept American Lawn Care contract as of January 15, 2022.

Hearings:

Hearings are set for 6:00pm in regards to 3 violations that have been ongoing.

Motion by Erny and seconded by Carol , Vote 3-0.

Initial fine of \$100 and \$100 a week beginning January 3rd, 2022.

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Review Reports

Delinquencies:

payment plan of \$50/monthly then late fees waived. (Hoke/Sonja 3-0)
, lawyer sent Intent to Foreclose on Sept 30, 2021.

Motion to go into closed session after Annual Meeting to vote on Foreclosure Resolution and demand (). (Hoke/Ruth 3-0)

Claim of Lien to Attorney (Sonja/Erny 3-0)

Reset balance to \$0 for (Erny/Carol 3-0)

, lawyer sent Intent to Foreclose on Sept 30, 2021.

Motion to go into closed session after Annual Meeting to vote on Foreclosure Resolution on (Hoke/Ruth 3-0)

if not paid by next month, Demand letter from Attorney will be sent.

Work Orders:

Plumber fixed main line break as per Board vote.

Add Surge Protector for pool entry system \$312.98 (Erny/Sonja 3-0)

ARC:

Approve Tyson Farms Architectural Guidelines (Erny/Ruth 3-0)

Better Fence Bonus guidelines reviewed. Motion to approve (Sonja/Erny 0-3)

Budget:

Change in 6600 to include Workers Compensation from \$2225 to \$2350

Landscaping line 6200 will be lower with new contract

Budget accepted without cost of living increase (Erny/Sonja 3-0)

HOA Annual Meeting

February 7th, 2022 @ 6pm

Christ Church in Winterville

Meeting Adjourned at 7:22 pm.

Respectfully submitted,

Erny Hoke