

Tyson Farms HOA: March 28, 2022

The meeting was called to order by Vice President Ruth Honeycutt at 5:31pm with 3 Board of Directors in attendance (quorum). Minutes were approved as written Sonja-Ruth (3-0) from December 13, 2021.

Hearing:

Multiple letters sent due to damaged fences. Homeowner replaced the fence. Did not show up for December hearing. ARC forms were not completed. Homeowners state they did not know that ARC paperwork was required. Easement map was reviewed. New ARC forms were given to homeowners as first step of compliance and asked to be completed by Friday. Once submitted, ARC committee will review as soon as possible, and Board of Directors will review in regards to fines afterwards. Emily and Amanda explained the Pitt County Register of Deeds maps website.

Election of Officers: Emily, Sonja (4-0)

President: Sonja

Vice-President: Ruth

Secretary: Erny

Treasurer: Emily

Old Business:

Audit: HOA Audits are not done in Greenville. Local CPA for \$150 for informative, approximate \$3000 due to insurance. An agreed upon decision can be done. Board members feel that an Audit is not necessary at this time but need to look into the By-Laws that state this. The Board has approved to do an internal audit with the budget process yearly. Emily will try to make an audit form for us.

Diseased Rose Bushes: Landscaper did not feel it was witches broom and he cut the roses back and will monitor.

Entrance Sign Lighting: An electrician checked to see if it was MetroNet' s damage, but felt it was not. They recommend re-routing wiring to put new box in for \$682.15. If no irrigation damage (April 1st) then BOD approves (Emily-Erny 3-0).

Reports:

Delinquents:

approved for Foreclosure by a 4-1 vote (Erny-Sonja) in the closed session on 2/7/22.

Open Violations:

32 pressure wash, 2 grass, 2 fence

Work Orders: N/A Pool:

Opens on Saturday, May 21st and closes Sunday, September 11th, 2022

Replacement Cost \$20

Pool Letter and Rules were updated.

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Reserve Study would cost between \$1500 and \$3000. Amanda will get quotes for next meeting so that we can have them when doing the budget meeting.

Meeting adjourned at 7:18pm.

Respectfully submitted,
Erny Hoke, Secretary