

Westhaven South Phase 4 Board of Directors Meeting 4/19/21

Following continuing Covid 19 pandemic guidelines, the meeting was held via internet. A quorum was established and the meeting was called to order by Sabrina Colella, president, at 6:00 p.m. Attending: Ruth McCorkle, vice president, Peggy MacDaid, secretary/treasurer, and Amanda Blomefield, management support representative for Russell Property Management.

Reports Review: The budget is stable, per Ms. Blomefield. It was noted that one resident continues to be delinquent in paying his dues, with a current balance as of 4/12/21 of \$405.00. He was previously sent a demand notice along with legal attorney documents on 4/21/20. At that time, he proposed paying \$50 per month as of 8/1/20. The BOD approved this plan, but he only made 1 payment and has failed to make further payments. Ms. MacDaid proposed and all agreed the BOD pursue the next actions necessary to collect the funds. Ms. Blomefield stated a final demand letter will be sent to the owner and if no response within 15 days, the BOA's attorney will send a debt lien notification letter. Ms. Blomefield noted a claim of lien is valid for 3 years, after which foreclosure can be pursued. As there are legal fees for taking attorney actions, Ms. Colella questioned if we have funds available and per the budget, we do. However, Ms. Blomefield noted all such fees incurred are reimbursed by the property owner at settlement of the debt. Two property owners have not paid this year's annual dues and the BOD asked that reminder letters be sent to the owners requesting payment.

General Discussion: The 3rd No Trespassing sign (2 sided) has now been reinstalled and the area around the pond is being mowed timely. Because of repeated trespassing around the pond and property damage at her home, Ms. MacDaid filed 2 juvenile petitions against the teen involved with the Juvenile Justice dept. She noted he appears to be abiding by the plan established by the Juvenile Court Counselor and there have been no further incidents. The order stands for 6 months, ending 8/26/21. If in violation during this time, further actions will be taken. However, Ms. McCorkle noted he was recently caught by the owners of 3813 Baywood after throwing a rock over their fence from the railroad track behind their home and breaking their dining room window. Police were called, he confessed and was released to the custody of his mother. Ms. McCorkle will speak to the homeowners and advise them of the standing order and ask if they wish to pursue with the Juvenile System. The BOD expressed concern over this person's continued behavior with fears of escalation of problems in an otherwise very quiet and peaceful community. Ms. Blomefield advised that any homeowners seeing him in the community call Greenville police dept non-emergency line.

Ms. McCorkle expressed concern about the speeders and increased traffic volume on Baywood Lane since the extension opened. Ms. Blomefield has spoken with the city traffic engineer previously about this issue and possible placement of speed bumps. She was advised at that time that a traffic study would be conducted once the new homes are completed. Because of continued concerns with safety to the residents, the BOD requested the engineer be contacted again and advised of the worsening problem. Ms.

MacDaid asked why speed bumps could not be installed on the newer section of E. Baywood where the homes are completed. This was noted to have been done on the older part of Baywood. She also requested that a “no outlet” sign be placed on the corner of Baywood and Loudon Court as Loudon is a cul-de-sac. Ms. Blomefield will address these issues with the engineer.

The pond situation has not been resolved, with more sediment and run-off of sand and dirt nearly blocking the drains leading from the construction on Baywood. Ms. MacDaid noted there is very low water volume in this area although the center of the pond is full and is discharging as expected at the outtake drain. Ms. Blomefield will again contact Darrell Norris, city engineer, to discuss these concerns.

The meeting was then adjourned at 6:40 p.m. The next scheduled meeting is Monday 7/26/21 at 6 p.m.