**Westhaven South Phase 4 Board of Directors Meeting July 7, 2022**

The meeting was held at the Russell Property Management office. Attending in person were Amber Whittington, Community Association Manager, and board members, Ruth McCorkle and Peggy MacDaid. Attending via Go to Meeting were Chelsey Bennett, Senior Community Association Manager and Sabrina Martin, board president.   A quorum was established and Ms. Martin  called the meeting to order at 5:54 p.m. The minutes from 4/7/22 were reviewed with the spelling of  former Association Manager, Amanda Blomefield’s name be corrected throughout the document and the word “officers” replace the phrase “board members to their respective positions with the board” in the second paragraph.  Ms. McCorkle moved the 4/7/22 minutes, as corrected, be approved. The motion carried unanimously.

**Old Business**  (As this was the board’s first meeting with Ms. Whittington, the board thought it best for her to be brought up to date on several continuing items/concerns). The issue of the parked vehicle at 109 Loudon Court was addressed. As noted in the April meeting, the car remains backed into the driveway and covered by a tarp, which prohibits determining if the car has a valid NC license plate. It appears to have not been moved in a number of months. The car had previously been reported to Greenville’s code enforcement; however, there has been no response from the city to the board. Ms. Whittington will contact code enforcement with feedback requested by the city.

The problem of construction debris from the homes being completed on East Baywood being blown by the wind into yards and the pond was addressed. Since our last meeting when the board requested the builder be contacted about this problem, the debris has decreased significantly.

We have a continuing problem with the vandalism occurring in our area, specifically a teenager who has been known to cause property damage and continues to trespass around the pond. Discussion was held as to the numerous incidents with this person and the inability of the Greenville Police to deal with him due to his age. Ms. Whittington advised that the residents call the GPD non-emergency number to report when he is  seen.

**New Business** Ms. McCorkle asked if the fees for pond maintenance  are being  paid to Russell Management as the new homes in Phase 3 on E. Baywood are being occupied. She noted  the rain runoff from those homes empties into the detention pond.  Rocky Russell had advised Ms. Blomefield that the home’s builder, Will Kuhn, had agreed in writing to the fee assessment. Ms. Bennett advised  Ms. Whittington to check with Rocky Russell as to  whether the fees have been paid to our pond maintenance account and report back to the board.

Brief discussion was held concerning mowing around the pond. Ms. MacDaid noted Greg Colson, with whom we have contracted for these services, continues to do an excellent job and mows every two weeks as well as edge trimming the sidewalk area.

Ms. McCorkle addressed continuing concerns about the amount of traffic and speeders on East Baywood. She asked for clarification as to if all the houses on East Baywood have to be occupied before the city will conduct a traffic study for consideration of installing speed bumps. Ms. Martin reported she had witnessed several drivers being stopped by the Greenville Police for possible speeding violations along Baywood. In an email message from Stacey Pigford of Greenville’s Engineering dept. Dated 10/22/21 to Amanda Blomefield, She stated a traffic calming study would not be done until construction on East Baywood was complete and the homes occupied.  Ms. Whittington will contact the city engineering  office to check on status as most of the actual construction is now complete and will report back to the board.

**Reports review** Ms. Whittington noted 2 homeowners still have not paid their annual dues. Letters reminding them of the late dues were sent on 4/8/22. As payment was still not made, a demand letter was mailed on 6/24/22. In the letter, the homeowners were advised they had 30 days to pay or to contact Ms. Whittington. It also outlined the next possible legal steps the board could take to collect the dues. As of yet,  the fees have not been paid. The next step is to involve our attorney for collection. The board decided to defer a decision on taking legal action until the next board meeting scheduled for Oct. 13, 2022.

There continues to be  issues with garbage and/or recycling bins being stored where visible from the street. Ms. Whittington has contacted the homeowners in question. Ms. McCorkle noted that one of the properties is a rental and asked if the actual property owner, not  the renters, had been notified. Ms. Whittington noted the letter had been sent to the current property owner.

**General Discussion** Ms. MacDaid suggested a letter be sent to all residents outlining  our specific  guidelines. One such letter was issued in the past by Ms. Blomefield, but as we now have a number of new residents in our area, this information would be helpful. Ms. Martin and Ms. McCorkle agreed. There being no further business, Ms. Martin adjourned the meeting at 6 56 p.m.

**Addendum** In an email to the board dated 7/11/22, Ms. Whittington noted the traffic calming study will be completed this fall and that the city office is currently backlogged.