

**Windy Ridge Homeowners Association
Board of Directors Meeting
February 27, 2024**

HOA Windy Ridge (WR) President Elizabeth Higson called the meeting to order at 7:07 pm. Board members present included Melody Kissinger, Melissa Banno, Mona Joyner and Carlos Beltran. Board Members absent were Stephen Natale and Marty Welch.

A motion was made by Elizabeth, seconded by Melody, and unanimously carried to approve the WR December 2023 minutes. These will be forwarded to the property manager for posting on the WR HOA web page maintained by Russell Property Management.

Financials for December 2023 and January 2024 were reviewed, motion made by Elizabeth, seconded by Mona and unanimously accepted. Highlights of WR's finances include the following. A motion was made by Elizabeth, seconded by Melissa, and unanimously approved to put \$500.00 into WR escrow CD account.

	<u>Dec. 2023</u>	<u>Jan. 2024</u>
Operating Account	\$55,942.90	\$62,912.30
Escrow Account	\$15,627.14	\$15,627.14
Delinquent Accounts	\$ 8,927.51	\$ 9,904.19
Capital Improvements	<u>Year 2023</u>	<u>Jan. 2024</u>
Budgeted projects	\$ 70,000.00	\$75,138.00
Spent year to date	\$100,968.08	\$ 2,819.00

Discussion ensued about the raising balance in delinquent accounts, status of scheduling of the next fencing project and building maintenance, along with HOA due status column on the HOA member List. Melody will follow up with property manager by email and report back to the Board.

The meeting adjourned at 7:22 pm.

**Windy Ridge Homeowners Association
Board of Directors Meeting
April 30, 2024**

HOA Windy Ridge (WR) President Elizabeth Higson called the meeting to order at 7:05 pm. Board members present included Stephen Natale, Melody Kissinger, Melissa Banno, Mona Joyner and Marty Welch with Carlos Beltran being absent.

A motion was made by Melissa, seconded by Elizabeth, and unanimously carried to approve the WR February 2024 minutes. These will be forwarded to the property manager for posting on the WR HOA web page maintained by Russell Property Management.

Financials for February 2024 and March 2024 were reviewed, motion made by Melody, seconded by Elizabeth, and unanimously accepted. Highlights of WR's finances include the following.

	<u>Feb. 2024</u>	<u>March 2024</u>
Operating Account	\$72,670.89	\$80,443.18
Escrow Account	\$15,627.14	\$16,627.14
Delinquent Accounts	\$11,305.08	\$13,144.98
Capital Improvements	<u>Feb. 2024</u>	<u>March 2024</u>
Budgeted projects	\$ 70,000.00	\$75,138.00
Spent year to date	\$ 2,819.00	\$ 4,109.00

Discussion ensued about the raising balance in delinquent accounts and the board requested Freedom to follow up with homeowners prior to turning delinquent HOA dues over to the attorney for legal action. Fence replacements in units 49-54 have been completed so a motion was made by Melody, seconded by Stephen, and unanimously approved by the board to proceed with the fence replacement in units 55-62 with Seegars Fence Company in the amount of \$20,920.00. Building maintenance for 2024 include units 15-20, 36-41 and 42-28.

Work continues on the 14th Street extension project with right of way acquisitions to begin this summer. Quotes have been received for the replacement of two brick entrance signs, bronze plaques, and plants and trees.

The meeting adjourned at 7:55 pm.

**Windy Ridge Homeowners Association
Board of Directors Meeting
June 25, 2024**

Windy Ridge (WR) Homeowners Association President Elizabeth Higson called the meeting to order at 7:12 pm. Board members present also included Carlos Beltran, Melody Kissinger, Melissa Banno, Mona Joyner and Marty Welch, with Stephen Natale being absent. Property manager Freedom Edmundson was in attendance.

A motion was made by Elizabeth, seconded by Marty, and unanimously carried to approve the WR April 2024 minutes. These will be forwarded to the property manager for posting to the WR HOA web page maintained by Russell Property Management.

Financials for April 2024 and May 2024 were reviewed and highlights of WR's finances include the following.

	<u>April 2024</u>	<u>May 2024</u>
Operating Account	\$66,419.95	\$76,961.14
Escrow Account	\$16,627.14	\$16,627.14
Delinquent Accounts	\$13,410.41	\$15,696.06
Capital Improvements		
Budgeted for this year		\$75,138.00
Spent through May 2024		\$22,503.00

Delinquent accounts are at \$15,696.06 and several accounts have been turned over to the attorney for legal action. Fence replacements in units 55-62 have been completed with units 63-68 to be started by the end of summer. Building maintenance for 15-20 will start soon, with one unit paying extra for a color change in shutters/front door. Gutter work will resume, Elizabeth will identify the units needing updates, and forward a list to Freedom to obtain bids. Several mature trees have been identified as possibly needing removal and if the budget allows will be completed this year.

Work continues on the 14th Street extension project with right of way acquisitions to begin later this year. Updated map of the project to be posted soon to the DOT website.

The meeting adjourned at 7:43 pm.

**Windy Ridge Homeowners Association
Board of Directors Meeting
August 27, 2024**

Windy Ridge (WR) Homeowners Association President Elizabeth Higson called the meeting to order at 7:10 pm. Board members present also included Carlos Beltran, Melody Kissinger, Mona Joyner, Marty Welch, and Stephen Natale with Melissa Banno absent. Property manager Freedom Edmundson participated via phone. Guests included homeowners Elli Heim (57) and son Josh Heim, Tim Stankiewicz (60), and Greg McClure (36).

A motion was made by Elizabeth, seconded by Marty, and unanimously carried to approve the WR June 2024 minutes. These will be forwarded to the property manager for posting to the WR HOA web page maintained by Russell Property Management.

Financials for June and July 2024 were reviewed and highlights of WR's finances include the following.

	<u>June 2024</u>	<u>July 2024</u>
Operating Account	\$72,165.70	\$60,636.17
Escrow Account	\$16,627.14	\$16,627.14
Delinquent Accounts	\$14,545.18	\$16,300.86
Capital Improvements		
Budgeted for this year		\$75,138.00
Spent through July 2024		\$56,808.00

Pinestraw – Putting out the pinestraw by WAC continues around the units.

Fences – Fence project for 63-68 is complete which is the third fence project for this year. For 2025, plans are to complete 69-74, 75-79, 80-84 and 101; for 2026, plans are to complete 85-88, 89-94 and 95-100 .

The fences installed in units 1-34 Scott Street and 36-68 Barnes Street need to be sealed and a bid by Neal Williams Home Improvement was discussed. A motion was made by Elizabeth, seconded by Mona, and unanimously approved for Neal Williams Home Improvement to proceed with the sealing of fences in units 1-68 in the amount of \$14,300.

Building Maintenance & Gutters – Building maintenance was completed on units 15-20 and in the process a quote was obtained from Jon's Gutters for gutter upgrades on this building. A motion was made by Melody, seconded by Stephen, and unanimously approved to proceed with the gutter upgrades to units 15, 18, 19 and 20 by Jon's Gutters in the amount of \$2,991.08.

Clubhouse HVAC Work – Recent repairs were made on the HVAC and work needs to be completed to relocate the HVAC breaker from the attic to the first floor. Stephen will follow through on this work.

Mailhouse Repair – One of the wall mounted mailboxes located on Scott Street was recently vandalized and is in the process of being repaired.

Dumpsters – The dumpster located near 49 will have a new bottom installed. Reminder to all residents to keep the lids closed at all times to prevent rusting of the bottom.

Parking – Each homeowner is assigned two spaces. If additional parking is needed, there are six overflow spaces by the tennis court as well as on street parking. For on street parking, there needs to be 15 foot clearance in either direction of a fire hydrant.

Pest Control – Othos, WR's current pest and termite company, has notified Freedom they will discontinue interior termite inspections. In addition, complaints have been received regarding Othos response to interior pest control spraying. A bid has been obtained from Cleggs and additional ones requested from Pest Tech, Quality, and Bug Out (Doc Moore declined).

Upcoming Events – There will be a community yard sale October 5 and an email notification along with a form sent to WR residents. There will be a community work day November 2 with final details to be posted on the community bulletin boards.

Questions from Guests – Tim inquired about utility poles (wiring exposure) maintenance and volunteered to contact the City regarding safety concerns. Tim also inquired about replacing the painted unit numbers on each parking spaces with reflective stickers. The Board asked him to research that and forward information to Elizabeth and Freedom.

Elli inquired about what changes she could make within her patio fence area (i.e. adding white rocks) as well as requesting mosquito control through City of Greenville app. All residents are encouraged to request mosquito control by going on the City's compass app.

Before the guests were dismissed for the last topic, it was noted by Elizabeth there are two board vacancies and she encouraged homeowners who were interested in serving on the Board to attend the next several meetings (October 29 and December 17).

Delinquent Accounts – Freedom gave updates. Unit [REDACTED] continues in foreclosure. Unit [REDACTED] has paid. Unit [REDACTED] account is at the attorneys but has made payment, so the Board agreed to give an additional month for catch up. Unit [REDACTED] has made one month's payment. The Board voted to waive the \$0.88 on Unit [REDACTED].

The meeting adjourned at 8:35 pm. The next meeting is scheduled for October 29, 2024.

Respectfully submitted,

Melody Kissinger
Secretary/Treasurer