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Westhaven South Phase 4 Board of Directors Meeting October 13, 2022

The meeting was held at the Russell Property Management office. Attending in person were Amber Whittington, Community Association Manager, Chelsey Bennett, Senior Community Association Manager, board members, Ruth McCorkle and Peggy MacDaid. Attending via telephone conference call was Sabrina Martin, board president. A quorum was established and Ms. Martin called the meeting to order at 6:04 p.m.

Minutes from the 7/7/22 board meeting were approved.

**Old Business:** In response to the board's prior inquiries, Ms. Whittington confirmed that, in agreement with the builder of Phase 3 of Westhaven South, 49% of pond maintenance expenses will be paid by that section. The remaining 51% will be incurred by Phase 4. This includes shared expenses, including attorney fees, etc. She noted that, as of yet, Phase 3 does not have a board. She was questioned as to whether this change may reduce annual homeowner's fees. However, that is yet to be determined.

She noted the City of Greenville is backed up in placing restrictive speed barriers to slow down traffic on East Baywood. It was questioned whether or not a stop light was to be

installed at the intersection of Blazer and Regency Blvd. Ms. Whittington will contact the Greenville traffic control office about the issue.

Ms. MacDaid reported the problems with the trespassing teen have apparently been resolved and is, at present, not an issue.

**New Business:** There was much discussion on the condition of the pond, as there is excessive sediment and overgrowth of plants. Questions were also raised concerning fees charged by LDCC for performing an inspection earlier this year. Ms. Whittington presented an inspection report dated 9/16/22 from the engineering dept of the City of Greenville which showed removal of invasive plants and sediment was needed. She is in the process of obtaining bids for having this work done and will submit them to the board in order for action to be taken to remedy these problems. Ms. Martin questioned if this work would result in an increase in dues; however, Ms. Whittington did not believe this would occur. She will notify the board when those bids are received.

**Budget and Reports review:** Two residents continue to be in arrears on paying this year's fees. They have been sent letters advising them of the need to pay on two occasions, with no response from either. The next step is for the board to authorize the HOA's attorney to issue letters for recovery of the fees. However, the fee charged for having them issued is \$400 per letter. At present, the cost is prohibitive, given budgetary restraints. The board instructed Ms. Whittington to, again, issue the two residents letters advising of the legal consequences of not paying the annual fees. She will issue the letters on 10/14/22.

**General Discussion:** Ms. MacDaid asked what can be done about a wrecked car belonging to the resident of \_\_\_\_\_ which has been there for approximately 2 months. The car is in the street, and though it is covered, it is not driveable as the engine is hanging off the car. It was noted there is another car with no license plate parked in the driveway of \_\_\_\_\_. Ms. Martin noted there is a sofa on a porch at a house of E. Baywood, but she didn't have the exact address. Ms. Whittington noted those are City of Greenville violations and she will contact the code enforcement office.

The next meeting will be the annual one to be held on January 24, 2023 at Christ's Church Fellowship Hall. Letters will be sent in a timely manner to all residents notifying them of the meeting. Ms. McCorkle moved for the meeting to be adjourned at 7:15 p.m., seconded by Ms. Martin.