

PEBBLE RIDGE HOMEOWNERS ASSOCIATION

Minutes of Annual Meeting - 2010

November 9, 2010

Call to Order:

The 2010 Annual Meeting of the Pebble Ridge Homeowners Association (PRHA) of Taylors, South Carolina was called to order by President Nathan Vance at 7:00 p.m. on Tuesday, November 9, 2010. The meeting was held at The Clubhouse Grill at the Pebble Creek Country Club. The President welcomed the seventeen (17) homeowners in attendance, including the current Board of Directors (BOD): Vice President – Brennan Townsend; Secretary – Jim Hopkins; Treasurer – David Mueller; Director-at-Large – Jack Smith and Director-at-Large – Wes Payne.

Proxy Voter:

Brennan Townsend was introduced as the proxy voter for the meeting. There were twenty-one (21) signed proxies for the BOD.

Review of 2009 Minutes:

The minutes of the 2009 Annual Meeting were reviewed and briefly discussed. A motion was made and seconded from the floor to approve the minutes as written. The motion was unanimously approved.

Review of 2010 Board Projects:

The President reviewed the projects of 2010 as follows:

- ♦ A PRHA Social was held this year with good attendance, considering poor weather.
- ♦ Entrance Lights: All entrance lighting has been completely changed to LED lights, including their controls. We are currently experiencing a problem with a breaker on one of the systems which will be corrected soon.
- ♦ Entrance Signs: All entrance signs (4) have been replaced and have been well received by the Homeowners. The design of the new signs was selected by the Homeowners via vote (paper and on-line); a large majority (20+ of 30+ votes cast).
- ♦ Sprinkler Systems: .Management of all sprinkler repairs, and maintenance has been assigned by contract to our landscaping contractor.

Treasurer's Report:

A Financial Report for 2010 income and expenditures and a proposed 2011 Budget was handed out and discussed by Treasurer David Mueller with questions and input from the attendees. A summary is provided below:

Financial Report for 2010:

INCOME:

Dues and Fees Collected - 2010	\$15,104.09
Carryover from 2009	<u>\$ 5,205.00</u>

Total Income	<u>\$20,309.09</u>
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EXPENSES:

Electricity	\$ 2,089.06
Water	\$ 917.67
Grounds Maintenance	\$ 8,668.00
Repairs	\$ 174.37
Misc. – insurance, postage, stationary	\$ 1,649.73
Capital Improvements - paid	<u>\$ 5,031.21</u>

Total Expenses \$ 18,530.04

Balance for 2010 \$ 1,779.05

Total Carryover to 2011 **\$ 1,779.05**

Budget for 2011:

The President and Treasurer presented and reviewed the following Proposed Budget for 2011 based on keeping the current Membership Dues as is:

INCOME:

2011 Dues to be collected	\$ 16,200.00
Total Carryover from 2010	<u>\$ 1,779.05</u>

Total Income \$ 17,979.05

EXPENSES:

Electricity	\$ 2,400.00
Water	\$ 1,000.00
Grounds Maintenance	\$ 8,400.00
Repairs	\$ 500.00
Misc. – insurance, postage, stationary, etc.	\$ 1,800.00
Capital Improvements	<u>\$ 0.00</u>

Total Expenses \$ 14,100.00

Balance Available **\$ 3,879.05**

There was a motion from the floor and seconded to accept the 2010 Budget as proposed. The motion carried by unanimous vote.

2011 Goals and Projects:

Brennan Townsend was asked to discuss possible projects for 2011, such as repairing curbing at cul-de-sacs. Discussion was led by her with attending members input regarding our capability to financially perform capital projects in 2011 while maintaining an appropriate reserve of funds by PRHA for emergencies and other possible unidentified needs. Consideration was given to the current economic conditions, non-payment of dues by certain residents, and other issues. A motion was made by Darrell Cobb, seconded by George Champlin that PRHA not perform any capital projects in 2011 due the above conditions. The motion carried by unanimous vote.

Annual Dues for 2011:

Following the above discussions, along with specific discussions on the pros and cons of increasing the dues, Darrell Cobb made a motion, seconded by George Champlin, that there should be no increase of the annual dues for 2011. The motion carried by unanimous vote.

Old Business:

None

Violations:

Violations – In 2010 we again experienced a minor number of violations notices issued, except for unpaid annual dues.

- ♦ One violation for parking – warning letter was issued which was immediately corrected. No fine imposed.
- ♦ One violation for yard waste accumulation – warning letter issued – corrected. This same homeowner was also warned at that time of habitual violations and that subsequent violations would result in an immediate fine without notice. A few weeks later a violation letter with \$100 fine was levied for a new violation.
- ♦ We had 15 late dues payers who were sent a warning letter. Six subsequently paid; the 9 others were sent a letter with a penalty and interest charge. Three paid the dues, penalty and interest. Of the remaining six, liens were filed on four; the remaining two already had liens filed for non-payment from previous years which therefore, do not require a new lien. Those with liens filed are responsible for the dues, penalty, interest at 1.0% compounded monthly, plus our cost of filing and removing the liens.
- ♦ We have an outstanding lien placed on a property for an improperly built fence. The violation and fine (\$100.00 per month until paid), plus interest was imposed beginning in June, 2009. This house is in foreclosure, so the current finance company (Greenville Federal Credit Union) cannot sell the house without first correcting the fence and paying off our lien. Also, the finance company (or subsequent owner) is responsible for the 2011 dues payment.

New Business:

- ♦ A homeowner noted that the street light is out at the intersection of Stallings Road and Pebble Stone Lane. It was agreed that when we get our new entrance lights properly functioning, the need for this light is diminished. This is a Duke Power issue.
- ♦ A comment was made that there is too much water coming from our sprinklers. Nathan Vance has already notified our landscaper to repair. It was noted that homeowners should be made aware that when a delivery, service or other vehicle damages the sprinkler heads on the islands, the homeowner being serviced is responsible for the repair.
- ♦ A homeowner noted that a neighbor's vehicles are being parked in front of his/her house. A warning letter will be sent to the vehicle owner.
- ♦ A homeowner noted that a house on Pebble Stone Lane appears to be unoccupied and has overgrown landscaping. The BOD will check in to this issue.
- ♦ A homeowner noted that another house on Pebble Stone Lane has overgrown landscaping and debris in yard. A warning letter will be sent, if warranted.

- ♦ A homeowner noted that Christmas decorations should be placed at the entrances. It was suggested that we “pass the hat’ for donations. Approximately \$80.00 was collected and the homeowner agreed to by and place the decorations.
- ♦ Homeowners noted that cars are being parked occasionally in the cul-de-sac and street area of Pine View Terrace. This is an ongoing problem. Homeowners are encouraged to call the Sheriff (and Highway Patrol) offices and the Fire Department when these violations occur.

Election of Officers for 2011:

The President and BOD placed the names listed below into nomination for the PHRA 2011 Officers and Board of Directors. The President noted that David Mueller will resign his position as Treasurer for 2011 after 10 years in that position and is nominated to serve on the BOD as a Director-at-Large for 2011. The President asked for nominations from the floor from homeowners and for volunteers, and any further discussion on this matter. There were no additional nominations. A motion was made and seconded from the floor to elect the proposed slate of officers and BOD Members. The motion carried by unanimous vote.

PRESIDENT:	Nathan Vance (Nominated from the floor)
VICE PRESIDENT:	Brennan Townsend
TREASURER:	Dennis Elmore
SECRETARY:	Jim Hopkins
DIRECTORS AT LARGE:	George Champlin
	Jack Smith
	Wes Payne
	David Mueller

Special Note:

Jim Hopkins asked those in attendance to remember that our annual meeting place is a good restaurant, is open to the public at all operating hours, and has received excellent recommendations. Pebble Ridge homeowners are encouraged to visit and enjoy.

Adjournment: A motion to adjourn was made from the floor at 8:35 pm, seconded and unanimously agreed.

Respectfully Submitted,

Jim Hopkins
 Secretary, Board of Directors
 Pebble Ridge Homeowners Association