

**Turtle Creek HOA Annual Meeting  
March 21, 2013**

**Call to order:** The meeting was called to order by President Beverly Davis at 7:05 PM at Unitarian Universalist Congregation at Greenville on Oakmont Drive.

**Board members present:** Beverly Davis, Beth Wade, Georgia Drum, Claudia Sundman, and Jody Jackson. Jeffrey Cannon attended late due to a scheduling conflict. Absent: Doug Austin and Michael Koury. Russell Property Management was represented by Rocky Russell and Michele Johnson.

**Quorum:** A quorum was established by attendance and proxy.

**President's Report:** Transition to the new management company went smoothly. Homeowners were reminded to notify Michelle Johnson of issues needing attention via the website or in writing.

**Minutes of last meeting:** The 2012 annual meeting minutes were approved as distributed/posted.

**Board of Director position:** There is one open board seat. Beverly Davis is running and nominations were accepted from the floor. Gene Higson's name was placed on the ballot. Membership re-elected Beverly Davis with term to expire March of 2015.

**Brick columns/fencing:** The proposal for brick columns and fencing was opened for discussion and was defeated by a vote from homeowners. Members at the meeting suggested that the monies be used to improve landscaping around the buildings.

**Loss assessment Coverage:** Rocky Russell discussed the need for \$5,000 loss adjustment coverage. Homeowners encouraged to be sure their homeowners policy includes HO6 coverage to help defray their costs in event of catastrophic loss. Some losses from accidents would be covered under this type of policy. An owner described damage from backed up condensation lines was brought up and Mr. Russell explained that a device to prevent the problem can be installed for \$75 per unit.

**Major projects completed in 2012:**

**Landscaping:** President Davis reported that there was no major weather-related tree damage the past 12 months. We continue to monitor trees and remove dead ones that might potentially damage buildings or vehicles. Dead trees behind the 1110 building were replaced. These trees screen our property from Breezewood and we thought the trees belonged to them, but they do not. Recently old pine straw was removed and the pest control company treated the outside of buildings so that new pine straw can be applied. There was no plan to remove and replace pine straw around all trees. The Board may want to consider this for next year.

**Plantings at the 1125 slab:** For several years, owners of units at the north end of Turtle Creek have requested that something be done to make the slab less ugly. The developer gave permission to plant shrubs around the front and sides of the slab. Beverly Davis made a personal commitment to water the shrubs as needed. Gene Higson raised questions about the shrubs insisting that a fence could be erected for less cost and then moved behind the 1110 building when the developer completed 1125. His figures did not match those obtained by Rocky Russell, owner of our property management company and a builder. There is no evidence that the developer plans to complete the 1125 building.

**Pool fence painting:** The pool fence on 2 sides is wrought iron and was rusting. The painting was completed in December.

**Pressure washing:** All buildings were pressure washed although the process took longer than anticipated. The Board has included funds in the new budget for pressure washing the sidewalks which has never been done. However, a different vendor will be selected.

**On-line posting of minutes:** Newsletters are now posted to decrease mailing costs to non-resident owners. However, owners may request mailings. The Board delivers newsletters rather than paying for this service. In addition, Board meeting minutes are now posted on-line.

**Presentation and review of budget:** As stated in the Annual Meeting materials, the By-Laws assign the Board responsibility to develop the budget for the association. The monthly fees have been raised only once since the homeowner's took responsibility for the Association. Some information in the mailing was incorrect: The correct condo association is Breezewood I and the monthly fee is \$150 plus a \$145/month roof assessment. Even with the fee increase, Turtle Creek fees will remain low compared to other developments in Greenville.

As noted in the mailing, the budget includes the cost of a professional engineering audit that is required for FHA certification. We want to have as many mortgage options as possible for buyers if owners decide to sell.

#### **Question and answer discussion:**

**Budget item approval:** There was a question about whether or not the Board has a projected cost of a non-fixed item that requires the Board to obtain owner approval. There is no provision at this time, but the Board could consider doing this. Mr. Higson read a portion of the By-laws which he interpreted as giving attendees at the annual meeting the ability to change Board decisions. However, the section refers only to rules and regulations such as not parking in front of the dumpsters, no yard sale signs, etc.

**HOA fee increase:** The HOA dues increase to \$120 per month will go in to effect May 1, 2013. For fees are on bank draft, no action is necessary, as the increase will be drafted automatically by our management company.

**Unit specific issues:** Damaged sills on patios of 1110B and 1141 B and concern about leaning trees at building 1137 were reported. Management company will follow up.

**Landscaping:** Several owners stated dissatisfaction with the lirioppe by the sidewalk entries and about shrubs. The possibility of involving more owners in landscaping discussions was recommended.

**Pool behavior:** An owner reported that pool cards were being passed across the fence to let people into the pool area. Tenants are allowed to obtain pool cards unless the owner does not allow access and this is unlikely. An owner reported that an individual with a criminal record was at the pool, but Board members and RPM were never notified about this man. Unacceptable behavior at the pool may be reported to Russell Management company and will be addressed by them with appropriate measures.

**Adjournment:** The meeting adjourned at 8:30 PM.

Secretary - Jody Jackson

**Turtle Creek HOA Annual Meeting**  
**March 19, 2014**

**Call to order:** The meeting was called order by President Jeff Cannon at 7:05 p.m. at Unitarian Universalist Congregation on Oakmont Drive.

**Board members present:** Jeff Cannon, Beverly Davis, Georgia Bell, Claudia Sundman, Beth Wade and Adrian Solomon.

Absent: Jody Jackson (excused), Nicole Maxon

Russell Property Management was represented by Rocky Russell and Michelle Johnson.

**Quorum:** A quorum was established by attendance and proxy.

**Approval of 2013 minutes:** Mr. Russell corrected the minutes to reflect that the term "adjustment" should read "assessment" in reference to insurance coverage. The minutes were approved unanimously as amended.

**Board of Director nominations/elections.** The Board voted to limit the number of persons on the Board to seven (7) and asked that Adrian Solomon's name be written in on the ballot as she is seeking re-election for a 2-year term. At an owner's request, candidate interests or background were shared. It was clarified that although owner's signatures are required on the ballots, the ballots are never seen by the Board. Ballots were completed and counted by the RPM representatives. Current members of the Board were re-elected.

Two year terms: Jody Jackson, Georgia Bell, Adrian Solomon, and Claudia Sundman

One year terms: Beth Wade and Nicole Maxon

**Presentation and Review of Budget:** Mr. Russell referred to the profit and loss budget performance shared with all owners. Total income for 2013 was below budget, but expenses were also under budget. Net income for 2013 was over budge by \$19,357. The dues for 2014 remain unchanged.

**Landscaping:** Mrs. Davis reported that fortunately we experienced no hurricane damage and that line item was under budget for 2013. Three (3) members of the Board surveyed shrubbery and plantings facing the parking lots and made recommendations for removal/replacement. The eastern end of the development was completed earlier and so more of the shrubbery needs replacement. The Board members also identified shrubbery that will probably need replacement in 2015 or perhaps earlier if no hurricane or other storm damage occurs. The owner of 1110-D requested that the hydrangea at the right entry be relocated to 1110-A as a replacement for a damaged tree. An owner from the 1100 building requested that the front lawn be reseeded.

Pressure washing: The Board agreed to annual pressure washing and had hoped that it could have been completed by this time, but the weather has not been conducive. Gutters will be cleaned semi-annually.

**President's report:**

Mr. Cannon reported that porch caps and window lintel replacement was completed at individual units as needed.

Owners were sent a letter outlining damage assessment responsibility as legally interpreted for HOA's. The minutes and newsletter are available on-line and newsletters are delivered to each unit to keep tenants as well as owners informed.

Claudia Sundman and other Board members assisted with applying chemicals to sidewalks before the ice storms and assisted an owner with ice removal. The owner of 1110-D presented flowers to Claudia in appreciation of her efforts and also thanked the Board for their help.

**Question and answer session:** An owner has observed snakes at the back of her unit and asked that the juniper be trimmed back from the foundation. Mr. Russell will research whether pest control companies have options for snake control.

**Window condensation:** Several owners have noted condensation on windows that is related to metal window frames and high humidity within units. Suggestions for controlling condensation will be put in the newsletter.

**Animal control:** Some dog owners have been allowing their dogs to urinate on shrubbery which is destroying the plants. Feral cats can be trapped by contacting Animal Control. The leash law does not address cats. Information will be placed in the newsletter about the problem and other rules about dogs. The suggestion was made to place a sign where people walk through to and from Breezewood Towne to discourage trespassing. There is a sign near the gap in the trees, but it is ignored.

Ms. Solomon reported that many owners take their dogs near the 1129 building and do not clean up after them. It is important that rule violations are reported in writing to RPM so the offenders can be fined.

**Customer service:** An owner thanked Michelle Johnson from RPM for her assistance with problems.

**Trash at the entrance:** There is trash located on property not owned by Turtle Creek at the entrance from Arlington Boulevard. Mr. Russell was asked to have it removed.

**1125 slab:** An owner asked about the 1125 slab. Apparently there was some "construction type activity" observed there recently, but Mr. Russell was unaware of any plans at that location.

**Pool vandalism:** Mr. Cannon reported that the pool had been vandalized several months ago when someone turned on the valve at the meter and flooded the pool. The taps are left open to prevent freezing. We were charged for the water that filled the pool and it had to be drained again. We did not incur sewer fees because we filed a police report. The meter is now padlocked. No other pools were damaged.

**Adjournment:**

The meeting was adjourned at 8:05 p.m.

Beverly Davis  
Acting Secretary

# TURTLE CREEK HOA ANNUAL MEETING

March 24, 2015

**Call to order:** The meeting was called to order by President Jody Jackson at 6:30 p.m. at the Tara Condominium Club House.

**Board Members present:** Jody Jackson, Beverly Davis and Georgia Drum.

**Absent:** Nicole Maxon, Adrian Solomon, Claudia Sundman and Beth Wade (all excused)

Russell Property Management was represented by Rocky Russell, Chelsey Bennett and Michelle Johnson.

**President's Report:** Mrs. Jackson reported the pool opening and closing dates and that the pool repairs will be completed using escrow funds if needed. The parking lot asphalt repairs were completed. Revision of rules including limitation of decorative items and patio sun coverings continues. All buildings will be pressure washed this year and gutters are cleaned semi-annually. Mrs. Jackson also reported that several trees were removed because they posed a danger to buildings. The juniper around the buildings will be removed over the next 2 years beginning with the even-numbered buildings since they are the oldest plantings. The HOA will continue to seek FHA loan approval by keeping funds for a reserve study if required. She reminded owners to e-mail RPM with problems and concerns.

**Quorum:** A quorum was established by attendance and proxy.

**Approval of 2014 minutes:** The minutes were approved unanimously.

**Board of Director Nominations:** There were no nominations from the floor for the vacant 2-year

**Budget:** Mr. Russell presented the 2015 proposed budget and stated that some funds may be withdrawn from escrow, \$15,000 is included for maintenance, insurance is projected to increase by 3% and the cost of the management contract will increase by \$1/door. The landscaping budget includes the cost of pine straw.

**Pest control contract:** RPM staff stated that the new pest control company has demonstrated good service for other customers and the cost of the contract is less.

**Pressure washing:** Owners expressed concerns about the every other year total pressure washing schedule. The Board will take these comments into consideration when managing the budget. Owners will be notified of the schedule in advance.

**Area construction:** No information is available on what/when building will take place behind the 1100 and 1102 buildings nor if action is planned for the 1125 slab. There are concerns about mosquitos because of the large holes collecting water in the lot off Arlington.

**Recycling:** The bins are often overflowing. Mr. Russell reported twice a week emptying can be requested.

**Property issues:** A tree fell behind the 1100 building and follow-up is needed. The sidewalk in front of 1111 dips which results in ice formation in the winter.

**Pine straw:** Multiple issues about pine straw under the metal stairs at the rear of buildings and clogging gutters were identified.

**Dogs and Trespassing:** The dog poop problem has improved, but the trespassing from Breezewood Townes has not. It was suggested that the no trespassing sign be relocated.

**Landscaping issues:** An owner expressed concerns about replacement of shrubs removed in a sewer repair, disposal of dead limbs and bushes, blowing the parking lot litter and the speed of the lawnmowers.

**Election results:** Beverly Davis, Nicole Maxon and Jessi Cannon were elected to the Board.

**Adjournment:**

The meeting was adjourned at 7:30 p.m.

Beverly Davis

Secretary



**TURTLE CREEK HOA ANNUAL MEETING**  
**March 21, 2016**

**Call to order:** President Beverly Davis called the meeting to order at 6:30 p.m. at the Tara Condominium Club House.

**Board Members present:** Beverly Davis, Adrian Solomon, Jessi Cannon and Georgia Drum.

**Absent:** Nicole Maxon, Claudia Sundman and Jody Jackson (all excused)

Russell Property Management was represented by Rocky Russell and Chelsey Bennett.

**Quorum:** A quorum was established by attendance and proxy.

**Approval of 2015 minutes:** The minutes were approved unanimously

**President's Report:** Mrs. Davis reported the pool bottom was repaired as planned at the last annual meeting. Juniper was removed from the front of buildings at the east end of the development. The shrubs planted are the variety planted around the pool and these have thrived for at least 10 years. The 2016 budget includes funds to remove junipers and replace shrubs at the west end this year. We may only complete seven building this year depending on the estimate from the landscaper.

We continue to pursue FHA certification for loans. The hope is that approval will provide more opportunity for first time individual buyers to purchase our units. We believe owners have a more vested interest in maintaining standards for Turtle Creek than renters especially short term ones. The FHA does require a fairly high escrow and operating fund balance so that impacts our planning.

Since owners were unhappy with the switch in pest control services, we will return to PesTech although the contract is more expensive. This will go into effect on April 1, 2016. Pine straw was removed and mulch was placed. Some units have had over wash onto breezeways. We had a very wet February but we will continue to monitor whether the mulch is a good choice.

Most of you know that First Bank out of Washington, NC is building behind 1100 and 1102. I have asked Chelsey to communicate with them about parking lot security lighting because we had an issue with a new office building behind 1115 and 1117. The lights shone directly into the rear units and required shielding. We lost some trees at the rear of building on the west end when the lots were leveled for construction of the buildings on Arlington. We will need to monitor trees behind 1100 and 1102 since they will be more vulnerable to wind damage. A positive from the erection of the bank will be less mildew on the rear of these buildings since more sunlight will hit the buildings.

At last years meetings some owners expressed a desire to interact more frequently with the board. An open meeting was held in September but only two owners attended.

The landscaper has recommended the removal of a number of river birch and other trees because the roots are above ground making them a possible safety hazard and an obstacle for the mowers. The board is very reluctant to remove more trees, but I wanted to make you aware of the recommendation. We have contracted to have all building pressure washed once a year and gutters to be cleaned twice a year.

Putting salt on the sidewalks to prevent and/or treat icing continues to be a challenge. We have shovels and deicer pellets on site but application is problematic. Jody, her husband, Claudia, and I have done this in the past, but aging and mobility issues have taken their toll. Chelsey found a small landscaping business that may be able to help but the problem this winter was ice on the sidewalk in front of 1110 Saturday night and Sunday morning. Fortunately, I have a very helpful son who came over and carried the bags of salt for me and applied it. There was some ice in front of 1111 and we put salt there as well. If there are owners willing to help out with this problem the board is open to volunteers.

The Board has obtained one estimate for sealing and striping the parking lot. There is no firm decision to resealing the parking lot, but repainting the assigned parking spaces will need to be done. Someone painted letters at 1102 and now some units have two assigned spaces. There are not enough spaces for each unit to be assigned two. We will take into consideration that some of the assignments especially 1141 have not worked well for residents.

We signed a contract to have the entire development treated for fire ants twice a year since none of the pest control contracts include this. Board members have treated mounds in the past but we needed a more effective response to the problem, especially at the pool.

**Board of Director Nominations:** There were no nominations from the floor for the vacant 2-year positions.

**Election of Directors:** Four positions were open with Jody Jackson and Adrian Solomon stepping down and Claudia Sundman and Georgia Drum up for re-election.

Discussion of Financial Status of HOA: The 2016 budget was given to homeowners for review. Georgia Drum was available for questions. Georgia mentioned the insurance amount had increased due to trying to obtain FHA status. To our knowledge there is not another complex in Pitt County currently with FHA status and would give Turtle Creek an advantage in the market with homebuyers. There is not anything budgeted for the parking lot maintenance. The board would like to monitor the FHA status and may do it if there is extra money afterwards. The 2016 budget was ratified.

**Open Discussion:** Pet pickup remains to be an issue. Owners were advised to report violators so that they can be fined. Owner requested the board look at placing a bicycle rack somewhere on the property. The board stated they would see if one could be placed on each end. Owner asked about pressure washing and was advised it would be done once a year. Owner stated that a child was playing soccer and damaged a fence. The owner who saw the problem fixed the fence and told the child to not do it again. The child is still playing soccer in the common area near another building and causing a disturbance. Chelsey is to notify tenants of the problem. Recycling issues were asked about again and the board is going to monitor to see if action needs to be taken.

**Election results:** Georgia Drum, Claudia Sundman, Tate Holt and Leona Mason were elected to the Board.

Meeting was adjourned at 7:18 pm.  
Respectfully Submitted,

Jessi Cannon Secretary

# Turtle Creek HOA Meeting of the Members Minutes

Monday, March 20, 2017

- **Call to Order** at 6:34 by President Beverly Davis.

Directors Present: Georgia Bell Beverly Davis Tate Holt  
Jody Jackson Leona Mason Claudia Sundman  
RPM Represented by: Chelsey Bennett Rocky Russell

- **Quorum established** with at least 13 property owners (10%) represented.

## Scheduled Agenda

Agenda Topic	Synopsis / Details	Action
<ul style="list-style-type: none"><li>• <b>Community Safety Presentation</b></li></ul>	<p>Lieutenant David Bowen reported that</p> <ul style="list-style-type: none"><li>• Most police actions in area are traffic stops ending on Turtle Creek Road.</li><li>• There were a few "suspicious behavior" calls.</li><li>• There have been no reported car break-ins at Turtle Creek this year.</li><li>• Car entries of unlocked vehicles are a major issue near our area.</li><li>• More marked patrol cars will be likely visible in our area, especially on Arlington Blvd.</li></ul> <p>Lieutenant Bowen discussed Nextdoor.com (a closed social media network) which allows communication within a neighborhood – police can be alerted from the site. It allows for a virtual "neighborhood watch."</p> <p>Lieutenant Bowen strongly encouraged owners to report any suspicious activity – defined as "anything outside the normal."</p> <p>Lieutenant Bowen discussed option of a trespass agreement – for non-residents or residents at pool after hours.</p> <p>Owner asked why a fence is not required at the new bank. Lieutenant Bowen said that's an issue for city planning and zoning.</p> <p>Rocky Russell pointed out that fencing is not required by city planning and zoning. Current fences are there at the discretion of the businesses.</p>	<p>The board will investigate the Nextdoor app with the intention of setting up a "neighborhood" for Turtle Creek.</p>

Agenda Topic	Synopsis / Details	Action
<ul style="list-style-type: none"> <li>• <b>President's Report (topics in bold)</b></li> </ul>	<p>President Beverly Davis reported that:</p> <ul style="list-style-type: none"> <li>• Turtle Creek received <b>certification from FHA</b>. The complex was able to meet fund requirements because most people are not delinquent with association fees.</li> <li>• <b>Junipers</b> were replaced, increasing the cost of lawn care.</li> <li>• <b>Pine straw</b> was originally replaced by mulch. Mulch caused problems, so we went back to pine straw.</li> <li>• <b>Parking lots</b> were repaved. Equipment broke down causing delay in opening the north lot.</li> <li>• Spaces will be measured in response to concerns about <b>parking spaces</b> being too small. Assigned parking spaces seem to be preferred by owners.</li> <li>• The two <b>open meetings</b> yielded two owners' participation. Owners can call RPM to request to be put on agenda. Also such requests can be made on-line; public wi-fi is available at all libraries.</li> <li>• <b>Dryer vents</b> were inspected and found to be in need of repair/connections. Because only certain buildings benefitted from the repairs, only owners in those buildings were assessed for costs.</li> <li>• Previous <b>policy</b>: directors who notified the board of an absence before meeting were excused. This is no longer the case. Those who miss many meetings are removed. One director was removed and reinstated to complete the final months of her term.</li> <li>• In reference to <b>oversight of finances</b>, the board treasurer, Georgia Bell has a master's degree in accounting and works for a CPA.</li> <li>• <b>Hazard insurance</b> in 2015 -- \$32,000 -- premium included from 2014. Insurance did increase in 2016 due to HUD requirements. FHA certification reduces down payment for buyers -- we are only condo to have this certification.</li> </ul>	

Agenda Topic	Synopsis / Details	Action
<ul style="list-style-type: none"> <li>• <b>President's Report (topics in bold)</b></li> </ul>	<ul style="list-style-type: none"> <li>• HOA is not required to do an <b>audit</b>. Audits cost \$10,000. It is up to homeowners/HOA to choose to have audit.</li> <li>• HOA treasurer oversees <b>checking account</b>. HOA can choose to have directors sign checks, which is now performed by RPM.</li> <li>• <b>Termite contract</b> is for annual inspection and treatment of termites, if found. Termite insurance available, if HOA want to pursue it. May not be cost effective.</li> <li>• RPM <b>service calls</b> – RPM does minor repairs – things repair companies won't do. Time billed \$60/hour. HOA has option of having another company do this, but may lengthen response time and may not be cheaper.</li> <li>• <b>Streetlights</b> are owned by GUC. Ones that are out, should be reported to GUC (owners can also notify RPM). Stairway lights can be repaired by RPM, who will charge the HOA.</li> <li>• RPM <b>inspectors</b> drive through every month, walk through every three months. Inspectors do not know where board members live, do not excuse board members from rules.</li> </ul>	
<ul style="list-style-type: none"> <li>• <b>Board of Directors Nominations</b></li> </ul>	<p>There were no nominations from the floor for the three vacant positions.</p>	
<ul style="list-style-type: none"> <li>• <b>Election of Directors</b></li> </ul>	<p>Three positions were available. Beverly Davis is at end of term; Nicole Maxon is stepping down; and Jody Jackson is stepping down.</p> <p>Three directors were elected: Ashley Capps, Beverly Davis, Lauren Collins.</p>	
<ul style="list-style-type: none"> <li>• <b>Minutes from March 21, 2016</b></li> </ul>	<p>Minutes read.</p>	<p>Minutes approved.</p>
<ul style="list-style-type: none"> <li>• <b>Budget Ratification</b></li> </ul>	<p>Budget read by owners.</p>	<p>Budget approved.</p>

## Open Discussion Topics

Topic	Synopsis / Details	Action
<ul style="list-style-type: none"> <li>• <b>Bicycle Racks</b></li> </ul>	Board decided against bike racks. Bids provided; directors concerned about safety, theft, and rusty bikes.	Board will re-visit bike racks at owners' request.
<ul style="list-style-type: none"> <li>• <b>Additional recycling bins</b></li> </ul>	Board investigated options, determined property has no more room for recycling bins.	
<ul style="list-style-type: none"> <li>• <b>Alternative dumpster</b></li> </ul>	Board investigated option, and city told HOA would we would have to rebuild the enclosure to fit dumpster. May be expensive because it would require asphalt.	
<ul style="list-style-type: none"> <li>• <b>Pool cover</b></li> </ul>	Previous investigation suggested that pool cover would not be cost effective.	Board will re-investigate options at owners' request.
<ul style="list-style-type: none"> <li>• <b>Plants at entrance of buildings</b></li> </ul>	Owner asked about plants and concerned that falling seeds might cause hazard.	Board will discuss concerns with landscaper.
<ul style="list-style-type: none"> <li>• <b>Board officers and contact information</b></li> </ul>	Owner asked about board members and contact information. RPM is source of contact. Board officers meet quarterly – June, September, December, and February. Much communication conducted by e-mail.	
<ul style="list-style-type: none"> <li>• <b>Barrier fence</b></li> </ul>	Owner reiterated need for fence between businesses on Arlington Blvd and Turtle Creek.	Board will investigate when construction of businesses is completed along Arlington at the North End and will compare planting trees versus constructing fence.
<ul style="list-style-type: none"> <li>• <b>Pool</b></li> </ul>	Owner expressed concern about rule requiring owners to accompany guests to pool.	Board will re-visit rule.
<ul style="list-style-type: none"> <li>• <b>Lighting at bank</b></li> </ul>	Owner concerned about brightness of lights.	

**Meeting Adjourned** at 7:59 p.m.

Respectfully submitted by Leona Mason, Secretary

# Turtle Creek HOA Meeting of the Members Minutes

Thursday, March 29, 2018

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- **Call to Order** at 6:08 by President Beverly Davis.  
Present: Georgia Bell Ashley Capps Leona Mason  
Beverly Davis Tate Holt  
RPM Represented by: Chelsey Bennett
  - **Quorum established** with 12 property owners present and 19 proxies submitted.
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## Agenda

Topic	Synopsis / Details	Action
• <b>Community Safety Presentation</b>	<p>Lieutenant David Bowen introduced other officers on our neighbor team, Officer Paldino and Officer Blackmon.</p> <p><b>Car entries</b> have been an issue in the vicinity of Turtle Creek with people entering <u>unlocked</u> vehicles and taking items. These incidents have been decreasing recently.</p> <p>Owner reported <b>unfamiliar cars</b> near dumpster. Owner has observed people sitting in the cars and exchanging items. Officer Bowen encouraged owners to report suspicious activity like this.</p> <p>Owner reported an <b>abandoned car</b> in the 1129 parking lot. Officers can run tags on abandoned vehicles, but the HOA has the responsibility to tow them.</p> <p>Owner reported <b>trespassers</b> between Breezewood and Turtle Creek. Officers will try to patrol more often.</p>	



Topic	Synopsis / Details	Action
<ul style="list-style-type: none"> <li>• <b>Community Safety Presentation, continued</b></li> </ul>	<p>Officer Bowen asked for input on <b>speeding</b> initiative – where to focus attention to discourage speeders. Arlington and Red Banks were suggested as well as Hyde Drive.</p> <p>Officer Bowen encouraged owners to notify him or other police officers if there are any issues on the property.</p>	
<ul style="list-style-type: none"> <li>• <b>President's Report (topics in bold)</b></li> </ul>	<p>In reference to the anonymous letter, the president pointed out two <b>errors</b>. In April 2011, 1) Cheryl Ramsey – not Beverly Davis – was the HOA president and 2) HOA Management, Inc. – not Russell Property Management – was the management company.</p> <p>All HOA <b>proxies</b> permit homeowners to either 1) designate a person (such as another homeowner) or 2) allow the board's president to vote on their behalf at the annual meeting. This year, a minor change was made to allow the homeowner to designate the specific meeting chair, instead of listing the president's name as the default, for option 2.</p> <p>Mailed <b>ballots</b> are not required by our by-laws. The board's attorney has also recommended NOT to send ballots in the mail. This is because, at the meeting, homeowners can request to be added to the ballot. In such cases, mailed ballots would not include their names and would preclude members from voting for these individuals.</p>	

Topic	Synopsis / Details	Action
<ul style="list-style-type: none"> <li>• <b>President's Report, continued (topics in bold)</b></li> </ul>	<p>The Board has not and does not support <b>Section 8</b> rental. It has encouraged young, first-time home buyers by obtaining approval for FHA funding. It has consistently supported individual ownership.</p> <p>We had <b>no hurricane damage</b> to repair this year.</p> <p>The board and owners agreed that Creative Cuts did a good job <b>clearing snow and ice</b>. Owner questioned putting de-icing chemicals down before ice fell. Other owner said this is a typical preventative measure in Greenville.</p> <p><b>Flowers</b> at entrance of Arlington survived this year.</p> <p><b>Gutter cleaning</b> will begin around April 9. We are using a new company since the previous company stopped cleaning gutters.</p> <p><b>LED lights</b> have been installed in at all entrances, with hope that it will be cost effective in the long one.</p> <p><b>Doors</b> were painted this year.</p> <p>First <b>bicycle rack</b> will be placed near 1135. The board will be monitoring its use before considering another bike rack on the south end.</p> <p>A tarp (<b>pool cover</b>) will be placed on the pool at the end of the season, in response to owner complaints about the unsightly pool during the off season.</p>	<p>Because of satisfaction with their service, Creative Cuts will become our new landscaping company.</p> <p>Residents will be notified once the schedule is finalized.</p> <p>Quarterly inspections will include checking lights.</p>

Topic	Synopsis / Details	Action
<ul style="list-style-type: none"> <li>• <b>President's Report, continued (topics in bold)</b></li> </ul>	<p>Two <b>Little Free Library</b> boxes have been purchased with board approval by an owner. Owner agreed to pay for the installation in early summer and to maintain the libraries.</p> <p>At the <b>open meeting</b> in September, only two owners showed up.</p> <p>Secretary reported on attempt to set up Next Door app and on the creation of a new, closed <b>Facebook group</b> for Turtle Creek Residents and Home Owners.</p>	
<ul style="list-style-type: none"> <li>• <b>Nominations for Board of Directors</b></li> </ul>	<p>No nominations from the floor for the four vacant positions.</p>	<p>Nominees for the three board positions are: Georgia Bell, Tate Holt, Bill Johnson, Leona Mason, and Claudia Sundman</p>
<ul style="list-style-type: none"> <li>• <b>Election of Directors</b></li> </ul>	<p>Members voted.</p>	<p>Georgia Bell, Bill Johnson, Leona Mason, and Claudia Sundman were elected to the board.</p>
<ul style="list-style-type: none"> <li>• <b>Review Previous Annual Meeting Minutes</b></li> </ul>	<p>Minutes read.</p>	<p>Minutes approved.</p>
<ul style="list-style-type: none"> <li>• <b>Treasurer's Report and Budget Review</b></li> </ul>	<p>Financial and management reports reviewed.</p> <p>Increases in budget were discussed:</p> <ul style="list-style-type: none"> <li>• landscaping costs increased because of new company,</li> <li>• pest control costs increased because of fire ant treatment,</li> <li>• cost of pool supplies increased because of the new pool cover.</li> </ul>	<p>Budget ratified.</p>

Topic	Synopsis / Details	Action
<ul style="list-style-type: none"> <li>• <b>Open Discussion (topic in bold)</b></li> </ul>	<p><b>Pressure washing</b> tentatively scheduled at the end of April.</p> <p><b>Fencing</b> behind First Bank and 1100 and 1102 – 6 feet tall, 350 linear feet, estimate \$6258.00.</p> <p>Owner suggested possibly pursuing legal action against Greenville Planning and Zoning Board for de-valuing our property values by not requiring businesses on Arlington to fence property.</p> <p>Owner inquired about <b>cable reception</b> and DVR issues in the wiring in her building.</p> <p>Owner asked about the <b>pool maintenance</b> company.</p> <p>Owner asked about whether <b>blinds</b> are permitted on balcony. Board suggested emailing Chelsey a picture of the blinds the owner wishes to purchase in order to ensure the blinds meet the regulations.</p>	<p>RPM will notify residents about pressure washing.</p> <p>Owners support budging for this item.</p>

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- **Meeting Adjourned** at 7:26 p.m.

Respectfully submitted by Leona Mason, Secretary

Turtle Creek HOA  
Annual Meeting of the Members

March 19, 2019

Location: Pitt Co. Schools and Recreation

Meeting called to order by Board President, Leona Mason. Quorum was established with 34 properties represented (19 in person, 15 by proxy).

President's report included information regarding the following:

- struggle with Board turn-over within the last year (4 terms received an appointed person)
- achievements (pool cover purchased and installed, bicycle rack installed, Free Little Libraries installed)

Nominations were collected for the 3 open terms. Below persons were nominated – the three that received the highest amount of votes were elected for a two-year term (2019-2021):

- Ashley Capps (20)
- Judith Donnalley (9)
- Willie Pollard (10)
- Carter Powell (27)
- Adrian Solomon (27)

Minutes from previous annual meeting (March 29, 2018) were reviewed and approved as submitted.

Budget for 2019 fiscal year was reviewed and ratified as submitted.

Open discussion topics included:

- concerns about possible drug activity occurring by concrete slab
- suggestion for motion lights to be installed on rear of all buildings

A poll of 20 questions was conducted regarding the neighborhood, the Board, the management company.

Meeting was adjourned.

Turtle Creek Condominiums Homeowners Associations, Inc.  
Annual Meeting of the Members Minutes

October 27, 2020

Location: First Christian Church (2810 East 14<sup>th</sup> St Greenville)

Meeting called to order at 5:35 pm. Quorum was established with 24 properties represented (9 in person, 15 by proxy).

Nominations were collected for the 4 open terms. Below persons were nominated – the 4 that received the highest amount of votes were elected for a two-year term (2020-2022):

- Wanda Collin (15)
- Paulette Ellis (7)
- Cynthia Holt (22)
- Bill Johnson (23)
- Katherine Prescott (3)
- Michael Ritchie (22)

Minutes from previous annual meeting were reviewed and approved as submitted.

Budget for 2020 was ratified as submitted.

Open discussions topics included:

- Following up about security, specifically around concrete slab between 1121 and 1129 buildings.
- Pool closure due to COVID-19 pandemic.
- Dirt and other debris settled very quickly after spring pressure washing.
- Bird droppings on banisters.
- Trash along sides of road at main entrance.
- Board discussed creating a 5-7 year landscaping plan with US Lawns. Current landscaping concerns included:
  - tree branches by 1135 hanging too low and tree roots potentially causing tripping hazards
  - dead plants by front door between 1121 C & D
  - black mud collecting at rear metal stairs behind 1115 & 1117 due to lack of pine straw
  - stairs and breezeways not being swept routinely