

**Easton Ridge Homeowners Association  
Board of Directors Meeting Minutes  
Wednesday July 28, 2021**

Executive Meeting Minutes of the Board of Directors of the Easton Ridge Home Owners Association, Greer, SC. The meeting was held at 201 Easton Meadow Way, Greer, SC 29650

**I. Call to Order**

Ahmad Moore called the meeting to order at 6:15 p.m.

**II. Roll Call**

Board Members Present: Ahmad Moore, Dave Grubaugh, and Annette Stuck.

Guests Present: Michelle Chapman of Atlantic Community Services HOA Management Company.

**III. Approval of Prior Meeting Minutes**

As this was the first meeting of the newly elected board, there were no prior meeting minutes to approve.

**IV. Financial Report**

- A. Developer Loan Forgiveness – The Developer official resigned from the HOA via written letter. Michelle from ACS to provide copy of letter. The Developer waived any outstanding loan dollars and the HOA is debt free.
- B. Financials Review
- C. Delinquent Accounts
- D. Accounts with Fines
- E. Budget
  - 1. Discussed Electric bill costs. Streetlights make up the majority of bill at roughly \$28 to \$32 per street light. Price varies based on when light was installed. Michelle Chapman at ACS to pull billing statements to confirm.
  - 2. Landscaping and Property Maintenance is one of the larger budget items. Need to review for possible change
  - 3. Agreed to make budget big part of next meeting to prepare new budget for upcoming year.

**V. Open Items**

- A. Board Member Position Assignments – Board positions were discussed and assigned to members. President - Ahmad Moore, Vice President – Dave Grubaugh, Secretary/Treasurer – Annette Stuck.
- B. Legal Cases – Michelle of ASC updated the board members on the status of the outstanding legal cases.
- C. ACC Requests - The BOD reviewed and approved the open request. Michelle will send out approval letters.

**VI. New Business**

- A. Review of Landscape and Maintenance Services
  - 1. Discussed landscaping issues with current contractor failing to trim bushes and update pine straw at entrance of subdivision. Also dead plants by detention pond area. Michelle Chapman to have dead plants removed.
  - 2. Questioned number of visits scheduled for year for the cost of contract vs. how many have actually occurred.
  - 3. Suggest review of current contract for future scope of work and put out to bid for possible replacement.
  - 4. Current contract has a 60 day out. May be best to have new contractor start in spring.
  - 5. Get idea of cost for rock vs pine vs mulch from current contractor to see if change needed for entrance.
- B. Detention Pond Maintenance and Repair
  - 1. Detention pond area has not been maintained since cut and erosion repairs performed in the 4<sup>th</sup> quarter of 2020.
  - 2. Per conversation with Greenville County Land Management, suggested maintenance should be at minimum 2 times (Spring / Fall) or more if necessary.
  - 3. Davdon Services, LLC has provided a quote to mow the area and perform erosion repairs on back side of pond dam.
    - a. BOD agreed to move forward with mowing but wanted to meet with Davdon to discuss current issue that need repair as well as any other that may show up after mowing.
    - b. Michelle Chapman to schedule mowing and make arrangements for board to meet with Davdon

**VII. Adjournment**

- A. Meeting was adjourned and 10:00 p.m.