

**VILLAGE AT LITTLE RIVER
ANNUAL HOMEOWNERS' ASSOCIATION MEETING
NOVEMBER 16, 2024**

MINUTES

Call to Order

Pursuant to call, the Annual Members Meeting of the Village at Little River Homeowners' Association, Inc. was held on November 16, 2024, at the North Myrtle Beach Public Library.

Quorum

Nancy Sexton, President, formally opened the Meeting in accordance with the Declaration and By-Laws of the Association. Board Member Dotty Wilburn, followed with an invocation.

Roll call was taken at the door in order to verify the establishment of a quorum.

Present in Person	10
Proxy	15
TOTAL	25

Proof of Mailing:

Jan Stegall, Secretary examined the Proof of Mailing of the Annual Members Meeting, and the instruction was given to Pam Bane to file the Proof of Mailing Notice with the official Minutes of the meeting.

Approval of Minutes:

Charlie Kesler made a Motion to waive the reading of the November 19, 2023 Annual Meeting Minutes. Dotty Wilburn seconded the Motion and it unanimously carried.

Report of Officers:

Nancy Sexton President presented a letter to those present (see attached.) Nancy discussed some of the projects that were completed in 2024 such as the building painting,. She thanked those that volunteered to take care of the pool area, the mailbox station, the common areas and the termite inspection. Nancy Sexton also thanked Property Management for the work they have done as it took a lot of stress off the Board of Directors.

Jan Stegall reported as of October 31, 2024 we have \$27,740.27 in the operating account and \$30,398.86 in the reserve account. We have collected a lot of the past due assessments. \$25,844.00 was spent from reserves for the painting project. The reserve account was started in 2014. Since that time we have spent \$263,455.41 out of our reserves.

The 2025 budget originally contained the figures to cover the cost of a new chemical application. Since that time the termite company has confirmed this is not needed until 2035. We were able to reduce the monthly fees to \$240.00 per month, which also increased the amount being

contributed to reserves. Due to staying below the CPI the owners do not have to vote to approve the 2025 budget. Nancy Sexton stated the reserves are saved to pay for painting fence, the roofs, the pool and paving.

All owners are required to have an HO3 insurance policy in place. The Association does not carry insurance to cover roof replacements in the event of something such as storm damage. Insurance cost appear to be decreasing in recent week.

The Board has tried to obtain at least 3 estimates for every project. We do not always take the lowest bid.

Election of Officers;

Patsy Cokernak, Kathy Cress, Bob Jordan, Nancy Sexton and Jan Stegall submitted their names for nomination prior to the Annual Meeting. Charlie Kesler, Rick Lopez and Mark Thomas all volunteered to serve on the Board of Directors. Pam Bane opened the floor for nominations. Having no further nominations Jan Stegall made a Motion to close the nominations. Howard Campbell seconded the Motion and it carried. All nominees spoke of their qualifications. Jan Stegall, Secretary, cast one ballot to elect the 8 candidates to the Board of Directors for two-year terms.

Old/Unfinished Business:

Patsy Cokernak asked why a Committee was allowed to choose the paint colors for the buildings and not the Board of Directors. Board member Dotty Wilburn stated a Special Committee was appointed by the Board of Directors, which was documented previous Minutes.

New Business:

The Covenants, Restrictions and By-laws amendment has 16 votes in favor and 8 against. We need 22 in favor in order for this to pass. We currently have 3 rental units.

Everyone was advised to keep watch on the neighborhood. There are a lot of homeless people in our area. If you see anything or anyone that looks suspicious you need to call the police. Kathy Cress stated if you do not have cameras in your unit you may want to invest in them. Many have an app for your phone and it will alert you if anyone is in your unit.

Pam Bane stated owners need to check their smoke detectors. If they are older than 10 year they may need to be replaced. If you are unable to change the battery or replace the detectors the Fire Department will help you.

Owners are reminded they are not allowed to make any changes, including landscape changes unless they submit an Architectural Review form to the Board. Owners must wait for approval before any work can begin.

Nancy Sexton stated it saves the Association a lot of money when owners volunteer their time to do projects around our complex. Please consider donating your time when you can.

In the past the owners donated items that were sold in a yard sale to raise money to purchase palm trees for the common areas.

Adjournment:

Having no further business, the meeting was adjourned.

Respectfully Submitted,

Pam Bane, Recording Secretary