

**VILLAGE AT LITTLE RIVER  
ANNUAL HOMEOWNERS' ASSOCIATION MEETING  
NOVEMBER 22, 2025**

**MINUTES**

**Call to Order**

Pursuant to call, the Annual Members Meeting of the Village at Little River Homeowners' Association, Inc. was held on November 22, 2025, at the North Myrtle Beach Public Library.

**Quorum**

Mark Thomas, President, formally opened the Meeting in accordance with the Declaration and By-Laws of the Association. Mark Thomas followed with an invocation.

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

Present in Person	19
Proxy	5
TOTAL	24

**Proof of Mailing:** Mark Thomas, President 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 17, 2024 Annual Meeting Minutes. Howard Campbell seconded the Motion and it unanimously carried.

**Report of Officers:**

Howard Campbell, Treasurer, reported as of October 31, 2025 we have \$23,307.46 in the operating account and \$60,260.08 in the reserve account. Accounts receivable is 43,495.08. Total Assets are \$87,063.43.

Mark Thomas, President stated we need to look towards the future and build our reserves or we will have financial issues if there is a major issue to address. Preventative maintenance goes a long way in helping preserve the life expectancy of many items.

We would like to see the Community work together more. By volunteering it saves the Association a lot of money. Getting to know your neighbors and helping them when needed is a good start.



### **Election of Officers;**

There are currently two positions open for the Board of Directors. There were no names submitted for nomination prior to the meeting today. Mark Thomas opened the floor for nominations and/or volunteers. Peggy Magruder, Howard Campbell and Ken Rhames volunteered to serve on the Board of Directors. Nancy Sexton was nominated but declined the nomination. Having no further nominations, a Motion to close the nominations. The Motion was seconded and carried. All nominees spoke of their qualifications. Judy Leger and Vickie Gibson volunteered to serve as ballot inspectors. The election resulted in Howard Campbell and Ken Rhames being elected.

### **Old/Unfinished Business:**

Trash cans need to be out for pickup on Thursday evenings. Friday is our normal pickup day. There is no set time for the trash to be picked up on Fridays. This is a small family owned business and there are times when they have issues and have been delayed, but they do address our trash pickup as quickly as possible. There are 3 years left on the contract. Someone asked about recycling. Our trash service does not provide this service, but there are several recycle centers within 10 minutes that do offer recycle bins.

It was agreed our landscaping service does a great job. In order to have better lawns we would need to install irrigation. Adding irrigation at this point would be very expensive. There has been a suggestion of using Astro Turf in place of grass. The lawns are fertilized as needed. There needs to be consistency with the landscaping. Some areas had the trees and shrubs pruned and other areas did not. One owner stated they had to pay to have a large bush cut back on the side of their home. If it is on your property, you as the owner are responsible for taking care of it. Some trees are trimmed at different times of the year and the same for shrubs. Some have to be pruned when they are dormant. Charlie Kesler stated the Association looked at installing a well for irrigation many years ago, versus having to pay for water.

Jan Stegall asked if a CPA was engaged for the tax returns this past year. Yes, these were filed by a CPA.

Owners should have been made aware at the time of purchase they were responsible for taking care of their units, both inside and outside. This includes things such as the gutters and porches. There was an amendment to the Covenants, voted on by the owners and recorded at the courthouse that reflects this.

The owners are responsible for insuring their homes. The Association does carry liability insurance and Directors and Officers Insurance, but this does not cover any damages to your home. The Association does budget for things such as painting so all units are done at the same time and the colors match. It was stated the owners are only hurting themselves by keeping the monthly assessments low. The cost of things are only increasing and the reserves need to continue to be increased in order to avoid Special Assessments in the future. Mrs. Campbell stated if things are not maintained then it can lower the property values.



**New Business:**

Spectrum now offers streaming TV with our service. If you are not able to set this up yourself, they will come and set it up for a \$50.00 service charge.

The 2026 budget options were discussed. Kathy Cress pointed out the figures for Legal Expenses and Insurance had been reversed on the budget and this needed to be corrected. It does not change the amounts of either of the two budgets. The Board proposed Option 1 in the amount of \$260.00 per month with the intentions of amending the Covenants and the Association would address maintenance, painting and repairing porches. This would also help build our reserves. Option 2 at \$249.00 per month is just slightly higher than the CPI and does not include porch maintenance/replacement. If the \$260.00 budget with the proposed amendment does pass, the Board plans to replace the decking on the porches with Trex, as that will not require routine maintenance. At this time there are not sufficient votes to pass the Option 2 budget. The Board will reach out to owners that did not remit a vote to see if they can obtain enough votes to pass this budget, with the understanding it will require an Amendment to the Covenants. A straw pole was conducted of those in attendance with 3 being opposed to such an increase and 16 being in favor. Some owners felt that it should be increased even more than the proposed \$260.00 per month.

There were questions regarding the removal of several Board members at today's Meeting. Pam Bane explained that a Special Meeting would have to be called in order to remove any member of the Board. Peggy Magruder made a Motion to call for a Special Meeting to remove several Board members. Joe Gibson seconded the Motion. After much discussion, Kathy Cress and Jan Stegall resigned from the Board of Directors. Peggy Magruder withdrew the Motion.

Mrs. Campbell stated that Nancy Sexton has always had the best intentions not only for the Association but also for her neighbors. Nancy has always gone out of her way to make sure all needs are taken care of and we appreciate her for this.

The tree by the mailbox needs to be addressed or removed.

The pool is antiquated and needs to be updated.

Mrs. Campbell stated we are a small community and we need to communicate with each other and it would be nice to have some type of get together for the community.


It was suggested that rather than send owners violation letters, the Board talk to the owner first. Sometimes this type communication goes a long way in resolving issues.

**Adjournment:**

Having no further business, the meeting was adjourned.

Respectfully Submitted,





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Pam Bane, Recording Secretary



