

Guilford Colony Home Owners Association
P.O. Box 16325
High Point, NC 27261

Board Meeting Minutes for Monday, March 22, 2022 at 510 Lindley Road

Present: Patrick O'Rourke, Susan Davis, Sonja Thompson and Mike Dougherty

Absent: Brenda Lawrence

- I. Meeting was called to order at 6:00pm by Chair Thompson
- II. Secretary's Report: The February 2022 minutes had been previously approved and then circulated by Lambeth Property Management
- III. Treasurer's Report: Treasurer Brenda Lawrence previously reviewed the HOA financials.
- IV. Business
 - a. Limbs over unit 508 parking spaces and limb over unit 508
 - i. The Board voted to have these limbs removed or cut back. Lambeth Property Management was getting bids to have this work completed.
 - b. Planning for long-term upkeep and finances.
 - i. Lambeth Property Management is reviewing finances and making recommendations for the Board to follow to maintain the property.
 - c. Unit 532 drainage issues
 - i. Lambeth Property Management is acquiring quotes to correct the issues.
 - d. Unit 508 shingles that cover gutters
 - i. Lambeth has contacted the roofer who installed the roof on this unit in 2020 for corrective action to be taken.
 - e. Landscape Update
 - i. The Board voted to approve the \$450 required to clear the overgrown foliage between units 540 and 542.
 - ii. Pine Needles
 1. The HOA Board will pay for pine needles in the common areas and in front of individual units, unless property owners prefer to spread mulch or bark at their own expense. Those wishing the latter option, will be given a time in which to complete this work prior to the pine needles being spread throughout the property.
 - iii. Bamboo
 1. Lambeth Property Management is getting a quote to better manage the bamboo that is multiplying.
 - iv. Landscaping Day
 1. Black Dog has moved its work day from Tuesdays to Fridays.
 - v. Noise reduction trees

1. The Board has been notified of an option to purchase multiple fast-growing trees that cost approximately \$130 for ten. A plan will be put in place to determine how many trees are needed and in what placement in order to reduce the noise from Friendly Avenue. These trees grow between 3 and 4 feet annually. More will be reported on this in coming months.

f. Next Meetings

April 7*	July 21
May 19	August 18
June 23*	Sept. 15*
November 15	October 18*
	December 3* (Lunch annual meeting)

*Shannon from Lambeth Property Management will attend meeting

g. Adjournment

A motion to adjourn was made by Patrick O'Rourke and seconded by Susan Davis. The meeting adjourned.