

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

---

Board Meeting Minutes  
for Monday, January 27, 2022 at 6:00 pm at 510 Lindley Rd.  
Attendees: Guilford Colony Board: Sonja Thompson, Susan Davis, Brenda Lawrence, Patrick  
O'Rourke and Mike Dougherty  
Lambeth Property Management: Michelle Grimm and Shannon Carter

**I. Call to Order**

Sonja Thompson called the meeting to order at 6:00pm

**II. Secretary's Report**

None at this time due to new fiscal year

**III. Treasurer's Report**

None at this time due to property management changeover and budget development

**IV. Business:**

**1. Select positions for HOA Board**

The Board selected the following positions: Chair: Sonja Thompson  
Vice Chair: Patrick O'Rourke

Secretary: Mike Dougherty

Treasurer: Brenda Lawrence

**2. Picture of Board for newsletter**

The 2022 GVHOA Board photo was taken for the newsletter

**3. Planning for long term upkeep and finances**

Lambeth representatives will provide guidance on the funding required for Long-term budgeting to meet the needs of the community. Lambeth has received records from the previous property management company. The HOA Board will review those records to determine which items are no longer required to be maintained.

**4. Maintenance Responsibility List**

Lambeth Property Management owner Scott Lambeth and Shannon Carter who will assume responsibility for the property toured the property to determine the responsibilities of the HOA and property owners. The HOA Board will discuss this

in depth at its February meeting so the responsibilities are clearly delineated, and property owners will receive an updated list of this information.

HOA Board will consider list and vote at next meeting. Conversation around drainage/downspout was entertained.

**5. Landscape update**

Black Dog will maintain the Lindley Road hedge provided it isn't above 10 feet. Shannon Carter will be the main contact with Black Dog in the future and will direct their work on the property. An initial meeting will involve Sonja to address areas of concern with the adherence to its contract with GC.

**Snow/ Ice safety question**

The Board will maintain a supply of ice melt to assist property owners when it snows or ices, however, a decision was made long ago to not hire a snow removal company because of the residual snow that piles behind vehicles. Lambeth Property Management agreed that this is a consistent policy for the properties they manage.

**Next Meetings:**

February 24th	July 21st
March 22nd	August 18th
April 7th	Sept 15th
May 19th	October 18th
June 23rd	November 15 <sup>th</sup>
	December 3 <sup>rd</sup> Annual Meeting

Note that Shannon will attend at least six of the monthly meetings.

**V. Meeting adjourned**

Brenda Lawrence made a motion to adjourn. It was seconded by Susan Davis  
The meeting adjourned.