

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

Board Meeting Minutes  
Monday, February 24, 2022

Attendees: Sonja Thompson, Brenda Lawrence, Susan Davis, Patrick O'Rourke and Mike Dougherty of the HOA Board  
Shannon Carter of Lambeth Property Management

- I. Call to Order  
Meeting was called to order by Chair Sonja Thompson
- II. Secretary's Report  
The January minutes were previously circulated to the Board and residents.
- III. Treasurer's Report  
Treasurer Brenda Lawrence reviewed the financials prior to the meeting.
- IV. New Business
  - a) Limbs on Cedar in Village Green  
Limbs have been dangling on this tree and there was a request to remove some limbs that have the potential to fall on vehicles near the 508 unit. These limbs will be removed per Board vote.
  - b) Picture of the Board for the newsletter  
The weather was not suitable for a photo, so this was delayed
  - c) Planning for long-term upkeep and finances  
This process will continue over the next several months. A plan will be developed once the schedule of required maintenance and capital expenditures is determined.
  - d) Maintenance Responsibility List  
The list was finalized.  
Additionally, several present maintenance issues were addressed including gutters not being replaced in one unit, shingles overlapping gutters causing run-off in others. The roofing company that recently completed work will be contacted to correct the overlapping issues.  
As units are painted going forward, any variation in exterior paint will be at the expense of the property owner.

- e) Landscape update  
The area that runs parallel to Friendly Road has ivy-covered trees and downed trees. Lambeth will research who can correct this situation and the cost involved. Lambeth will also address the area between 540 and 542 that is overrun with brush.
- f) Snow/Ice Safety  
Bags of ice melt were circulated to homeowners in each section of units to address icing and snow. Unit 506, 510, 514, 518, 540, and 550 has ice melt for our neighborhood to use.
- g) Pine needles  
A quote for pine needles was received and it was in line with previous years' costs. Pine needles will be distributed. If a homeowner wants treatments other than pine needles, it will be at their cost.
- h) Berm trimming at entrance  
This has been completed by Black Dog
- i) Adjournment  
A motion to adjourn was made by Sonja Thompson and seconded by Brenda Lawrence. The meeting adjourned.

Next Meetings: March 22nd	August 18th
April 7 <sup>th</sup>	September 15th
May 19 <sup>th</sup>	October 18th
June 23 <sup>rd</sup>	November 15th
July 21 <sup>st</sup>	December 3 <sup>rd</sup> —HOA annual meeting