



# Greensboro Landlords Association

Meeting Minutes  
May 10th, 2022

## Opening:

The monthly meeting of the Greensboro Landlords Association was called to order at 6:30 on May 10th, 2022 at the Piedmont Triad Apartment Association by our Vice-President, Sandy Shelton.

## Attendance:

30 Members were recorded by 3<sup>rd</sup> Party Vendor, Jennifer Dille with TESS, LLC.

## Announcements:

- **Welcome to our 5<sup>th</sup> Meeting for 2022. If you are joining us via Zoom, please keep yourself on Mute until we get to the Open Forum or you have a question or comment.**
- **Next Month we will have the Candidates that won their primaries in to answer our questions.** This will be a very important meeting for our members and community!
- **Jennifer asked if anyone had a 1 bedroom available for under \$600. No.**
- **Our Coffee Chat is next Tuesday, May 17<sup>h</sup> at Amoroso’s Bakery.** It is from 4:15 – 5:00 PM. We had a record setting amount of people at our last meeting. Join us too! They are really fun and informative.
- **Do we have any guests or new members that would like to introduce themselves? Yes, Brit Jackon, Realtor and Ross Geller with First Bank.**
- **Do we have any GLA sponsors or Corporate Members that would like to stand and introduce themselves to the group? No.**
- **Finally do any members that have any questions, comments or announcements?? No.**

As requested by our members, we are gradually updating our Subcontractor List with reviews monthly.

Eco View Windows - Steve Mulrey	Siding	940-6000	Steve Tyree
MPO Construction - Oscar Mera	Siding	229-364-2656	Andrea Neese
Eco View Windows - Steve Mulrey	Windows & Doors	940-6000	Steve Tyree
A Better View - Todd	Windows & glass	271-8410	Dawn Chaney
Ronnie Gleeson	Windows & siding	272-4980	Dawn Chaney

Here is a link to the fully recorded meeting, [https://youtu.be/FOkTCpl\\_QS4](https://youtu.be/FOkTCpl_QS4)



May 10<sup>th</sup>, 2022

# **17 Vital Items to Have in Your Lease**

## **Do You Clearly State How the Tenant is To Live In Your Property?**

Assuming that a tenant understands the basics of living in a home is a No-No!

Never assume common sense will prevail!!

# Items to List as Prohibited:

No Illegal drugs – seriously, it is important to spell out – no using or selling of illegal drugs

No cars for sale on the property – this is a home not a business

No running a business out of the home. You may remotely work from home but no selling items from the home

No Couchsurfing is allowed. This is not a “Boarding House”.

No inside furniture placed outside unless at the curb for Bulk Trash Pick Up (which you must call and pay for)

No burning of candles unless on a cake – even this is dangerous.

# “House Rules”

**Your rent is due the first of the month every month – no exceptions!** If something happens to you or one of your roommates, rent is still due.

**Do not put things down the drains – any drain!**

**Take your trash out regularly** to a trash can or dumpster. Do not just place outside in plastic bag.

**Keep your home clean!** Do not store open bags of food in your home – this attracts roaches.

**If your home gets broken into – call the Police first – not us!**

**Lock your doors and windows – and your car too,** even though we do not own it – just smart thing to do.

**Do NOT remove the batteries from the smoke detector** or tear it down. If it is screeching, check for a fire!

**Do not have a satellite dish installed** without our prior approval.

**We do not negotiate** between roommates or family members.

**If a storm knocks out your power,** we are not responsible for it and will not pay for food that has gone bad.

**Finally...**

**Always make sure your tenant has a physical and digital copy of their lease for easy reference to read it.**

**If you need to make a change on the lease, create an addendum that you and the tenant must both sign and retain a copy of as well - physically and digitally too!**

**Again, never assume that common sense will prevail or that common house rules are understood by all!**

**Closing:**

- Thank you everyone for participating in our discussion tonight. It was really good!
- **Reminder – Coffee Chat is next week Tuesday the 17<sup>th</sup>** at Amoroso's Bakery off College Rd
- Next Month **we meet the Candidates.**
- **Thank you** everyone and have a very nice evening!

**Minutes submitted by: Jennifer Dille with TESS, LLC**