

Hillridge Homeowners Association

Meeting Minutes

4/13/2026

6:15pm

I. Call to order

Jerry Sherill, Association president, called to order the regular meeting of the Hillridge Homeowner's Association at 6:20pm on April 14, 2026, in the Richland 2 Library. Quorum was established.

II. Treasurer's Report

The treasurer's report was given by Shirley Sipowicz. The following are the reports for March 2026:

March South State Bank

Checking Beginning Balance: \$ 11,019.44

Debits: \$ 288.66

Credits: \$ 0

Ending Balance: \$ 4,410.71

Savings Balance: \$

CD Balance: \$ 20,922.33 (Received \$60.49 interest)

***\$404.65 was spent this time April 2025 for landscaping maintenance**

III. Old Business:

A. Status of Dues

One homeowner owes past dues. Dues for 2026 is still \$190.00.

B. Board Director's Meeting

The president distributed copies of the covenants and committees for board members to review before the next meeting. Will meet before the next meeting to discuss and/or update existing covenants and restrictions. These revisions will be discussed during the first meeting in January.

C. Updated Contact List

IV. New Business:

A. Landscaping Contract

B. Yard of the Month

Shirley contacted them and was told PW is correct. On 2nd call she was able to get in. She changed the account to current bank as the bill was sent to the old bank.

C. Covenant & Restrictions

Covenant and restrictions are currently being reviewed and updated. Once completed, they will be presented to all homeowners for review and vote for acceptance.

D. HOA Management

Jerry contacted Landmark, which is a HOA management company. They would be used to relieve some of the burden of the upkeep of the community. The cost is \$300 per month equally around \$3,600 per year. They currently manage 26 neighborhoods, including WoodLake. As a management company they will:

- Process yearly dues and collections
- Process all billing with vendors
- Maintain the maintenance of the neighborhood
- Help to set up HOA Meetings and Board meetings
- Maintain any governing documents
- Support any emergencies and after-hour calls.

E. Annual Dues

Annual Dues will be increasing to \$200 for the year of 2027. Currently the cost is \$190 which is still in effect for 2026 and is due no later than June30, 2026.

F. Yard Sale

Will be held Saturday, April 18, 2026 7am-11am

V. Questions/Concerns:

VI. Meeting Adjournment

The meeting was adjourned at 7:23pm

VII. Date of next meeting: May 12, 2026

Meeting Attendees: *Signifies Board Members

Burt Browning*

Judy Gaskins*

Carol Holloman

Tanisha Holloman

Jordan Kendle*

Nichole Sanders*

Shirley Sawyer

Jerry Sherrill*

Shirley Sipowicz*