

Hillridge Homeowners Association

Meeting Minutes

2/3/2026

6:15pm

I. Call to order

Jerry Sherill, Association president, called to order the regular meeting of the Hillridge Homeowner's Association at 6:25pm on February 3, 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 November 2025-January 2026:

November South State Bank

Checking Beginning Balance: \$ 11,019.44

Debits: \$ 5,298.23 (\$5000 transferred to CD)

Credits: \$ 0

Ending Balance: \$ 5,721.21

Savings Balance: \$ 3,812.82

CD Balance: \$ 15,661.51

December South State Bank

Checking Beginning Balance: \$ 5,721.21

Debits: \$ 513.88

Credits: \$ 0

Ending Balance: \$ 5,207.33

Savings Balance: \$ 3,813.34

CD Balance: \$ 20,728.53

January South State Bank

Checking Beginning Balance: \$ 5,207.33

Debits: \$ 322.17

Credits: \$ 0

Ending Balance: \$ 4,885.16

Savings Balance: \$

CD Balance: \$ 20,795.08

\$5000.00 was transferred to CD in November.

III. Old Business:

A. Holiday Decorations

Christmas lights were taken down by Jerry Sherrill and Shirley Sipowicz. Jerry thanked Shirley for her help.

B. New Board Members

New board member is Burt Browning, vice president, replacing Russ Bryant. Nichole Sanders was reelected as secretary and Judy Gaskins was reelected as a trustee.

C. 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.

D. Lawn Maintenance Contract

The revision was completed. The board reviewed and approved it. The contract will be updated before printing and will be presented to the contractor to be signed for the upcoming year.

IV. New Business:

A. Financial Statement

The treasurer was asked to prepare an annual financial statement. This will be helpful in setting dues and answering questions from HOA members.

B. Go Daddy

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. Sprinkler

The sensor should be looked at as some Board Members felt that we had the type that automatically turned off when there was moisture and did not have to be done manually. It was discussed that the sprinkler was running during the recent freeze and froze over as the water continued to run. The president asked that Peter Sipowicz turn the sprinkler switch off when a freeze is predicted. At this time, the sprinkler is turned off.

D. Directory

The president was concerned that there is not an updated list of member's contact information. Where can we find the latest neighborhood directory? Updates were given to both Bruce and Nichole but no one knows where to access it.

V. Questions/Concerns:

- A. Please make contact with the president during the month if anything needs to be added to the agenda.
- B. Judy Gaskins shared that she had visited Sherry Johnson, new resident at 101 Hillridge Way, to welcome her to the neighborhood.

- C. A board meeting is scheduled for Tuesday, March 10, at 6:15 at 4 Ridgetop Court. A neighborhood HOA meeting will be scheduled for April.

VI. Meeting Adjournment

The meeting was adjourned at 7:15pm

VII. Date of next meeting: April 14, 2026

Meeting Attendees: *Signifies Board Members

Judy Gaskins*

Jordan Kendle*

Jerry Sherrill*

Shirley Sipowicz*