

**BAMBOO COURT HOMEOWNERS ASSOCIATION, INC.**  
**333 Old Greenville Highway, Clemson, SC 29631**

**Annual Meeting**  
**February 28, 2025**

**MINUTES**

**I. Roll call and certification of proxies:**

Meeting was called to order at 1:00 pm. There were 2 members attending virtually and no members present. A quorum was not met.

**II. Proof of meeting notice:**

Notice of meeting notice was sent to all owners on January 16, 2025. A notarized copy of this notice was presented and accepted by membership at the meeting.

**III. Reading of minutes:**

2024 Annual Meeting minutes were presented and accepted by membership at the meeting without reading.

**IV. Manager's Report:**

- Dumpster charges are to the City of Clemson. Bamboo Court shares the expense with Bamboo Cottages. We have increased the pick up to twice a week.
- Landscape contract is with Dickard's Lawn Care.
- The street light charge is paid to Duke Energy and is also shared with Bamboo Cottages.
- Gutters were cleaned in December, 2023.
- The four oldest buildings were pressure washed in December, 2023.

- Parking was an issue during football season. Owners are able to call Death Valley Towing to request tows of unauthorized vehicles parked in marked spaces.
- Groundskeeping began in August, 2023. Cost is \$120 per month for three visits each week.
- Average sale price in 2024 was \$279,000.
- State Farm insures the units at \$274,750, which is the cost to rebuild.
- Mulch project completed in 2024.

## **V. Budget and Financial Report:**

The 2024 actual (YTD) and the 2025 proposed budget were reviewed line-by-line. The 2025 proposed budget was presented, adjusted and approved unanimously by the Board of Directors. There will be a regime fee increase to \$225 monthly beginning April 1, 2025.

## **VI. Election of Board of Directors:**

Elizabeth Braudis, Stephen Noel and Angie Mettlen have agreed to continue the roles on the Board of Directors for this year. No other nominations were received.

## **VII. Discussion of Old/New Business:**

We are a PUD housing development. PUD allows 1 family or 2 unrelated tenants ONLY per unit.

The No Parking signs have faded and we will request new ones from Death Valley Towing.

## **VIII. Adjournment:**

Adjournment of Meeting was at 1:17 pm.