

PINEHERST TOWNHOMES HOMEOWNERS
ASSOCIATION
333 Old Greenville Highway, Clemson, SC 29631

**Annual Meeting
March 26, 2025**

MINUTES

Roll call and certification of proxies:

Meeting was called to order at 12:00 pm. There were no members present in person. There were 3 members attending virtually representing 5 units. A quorum was met.

Handouts available at the meeting included:

Meeting agenda

Proof of meeting notice

Annual Meeting Minutes 2024

2025 Proposed Budget

Manager's Report

Proof of meeting notice:

Notice of meeting notice was sent to all owners on April 29, 2024. A notarized copy of this notice was presented and accepted by membership at the meeting.

Election of Directors:

No nominations were made. All current directors have agreed to continue their position for 2025.

Annual Meeting Minutes 2024:

Minutes from the 2024 Annual Meeting were presented and accepted by membership without being read.

Manager's Report:

- **LEASING:** APM Prices: \$1000 per bedroom for Fall 2025

- **CURRENT PROJECTS:**

NONE

- **PAST PROJECTS:**

1. Termite bond inspection completed 4/30/2024.

- **UPCOMING NEEDS:**

1. Staining of decks and dumpster fence
2. Surfacing and striping the parking lot
3. Repairs to fence nearest unit 300 needed
4. Address changes needed to Rules and Regulations
5. Mulch needed in 2025

Budget and Financial Report:

The 2024 actual (YTD) and the 2025 proposed budget were reviewed line-by-line. The Board of Directors approved the budget during the Annual Meeting.

Discussion of Old/New Business:

No old business was discussed.

New business:

None

Adjournment:

Adjournment of Meeting was at 12:13 pm.