July 1, 2025 Meeting Minutes

Members present: Chris Bryant, Sonja Bryant, Bill Clyne, Rebecca Eddy, Jessica Monahan, John Riddle and Buck Youngblood. Neighbors present: Brian Weiss

There is a neighbor complaint about their neighbor and debris in the backyard. The Board has addressed this neighbor for other issues but not for debris. They are going to the County for addressing it and may need the Board to step in. Shelly Bishop sent an email to the Board about the blanket email/letter. The Board discussed the email and how to move forward.

Buck discussed creating a newsletter. We have had one in the past and there was discussion about how to proceed. The Board will work on a new delivery system for the minutes. Jessica will work on Canva to create one.

Several neighbors have asked about having chickens. The Board discussed the possibility with pros and cons. How would it be policed? County ordinance says 8 hens and no roosters. The Board decided to table the discussion.

Bill presented the budget. One homeowner has yet to pay dues, and a certified letter was sent to them and a lien will be placed upon the homeowner if not paid within the next week. Buck requested that the budget has a percentage placed next to each expenditure so that the neighbors can see it.

Jessica was concerned about the new neighbors requesting a new fence that is vinyl/aluminum and our covenants saying fences should be only wood. We should eliminate the wording about vicious/dangerous dogs; we should use Greenville County verbiage. She would like to increase dues for rentals and allow no short-term rentals. No homes would be allowed to be on vacation rental sites. Also provide the Board with rental insurance documentation. The Board would like to limit the number of rentals in the neighborhood to 5 homes.

Buck talked to All about Irrigation to fix the upper entrance. He has not been able to get back in touch with them. He has been in touch with a couple of other companies to get it completed so that we may be able to do our planting.

Rebecca addressed the idea of gardens. Should they be allowed in the backyard? What can be allowed in the front yard? She gave updates on several neighbors with health issues.

John asked about entrances. Chris received quotes from South Pleasantburg nursery. The Upper entrance completion will be $2800. The Board approved. John will create a proposal for landscaping to get bids. We currently pay $325 for cutting and weeding the neighborhood with Red Truck Landscaping.

The meeting was adjourned at 9:06.