

Sullivan Hills Homeowners Association, Inc.

Board of Directors Meeting

August 21, 2024

6pm

Minutes of the Board of Directors Meeting of the Sullivan Hills Homeowners Association, Inc., Anderson, South Carolina. Held at the Anderson, Main Library located at 300 N. McDuffie St., Anderson, South Carolina at 6pm on August 21, 2024

**I. Call to Order**

- Called to Order by the President- Shawn Mattress at 6:01pm

**II. Roll Call of Officers**

- President introduced the board members 6:02
  - President- Shawn Mattress
  - Vice President- Teresa Hendricks
  - Secretary- Tonya Conklin
  - Treasurer- Jay Harris

**III. Approval of the Minutes of the Regular Meeting**

- Motion by Teresa Hendricks, seconded by Tonya Conklin, to approve minutes of the regular meeting of August 2024, motion carried at 6:03 pm

**IV. Homeowner Open Forum**

- Homeowners were given the opportunity to ask questions and voice their concerns. There were questions about the fence, landscaping, streetlights, no soliciting signs for the entrances, the retention pond, and current status of the association. 6:05 pm

## **V. New Business**

- New Business addressed by the Vice President- Teresa Hendricks 6:12 pm
  - Current Status of the Association
  - Copies of HOA Covenants to Homeowners
  - Roles and Responsibilities of the Board and Homeowners
- V.P. informed the homeowners that the Board has retained a lawyer to assist in getting access to all documents, files, and accounts that we are entitled to from the property management company. And that the Board is paying out of their own pocket for this lawyer's services. 6:13 pm
- V.P. informed the homeowners that the Property Management Company "ACMSSC", owned & operated by Mrs. Chapman, has been officially terminated. 6:15 pm
- V.P. informed the homeowners that the board will be self-managing until such a time that the board makes a different decision regarding hiring a property management company if they so choose. 6:16 pm
- V.P. informed the homeowners that the portal for ACMSSC is no longer active. Informed homeowners do not send in any payments or communications to the property management company. If anyone has already done so, it will still come to us eventually. Everything will go to our lawyer first, then to us. 6:18 pm
- V.P. informed the homeowners the Board will be setting up a website for communications, payments, and informational purposes. Once we have this up and running, we will inform all homeowners via email or USPS. 6:20 pm
- V.P. informed homeowners that we currently do not have landscaping contracts due to legal proceedings and it is only temporary. We ask that all homeowners please be patient with this, as it is a process that must be handled very specifically. We will be looking for new landscapers and taking bids on contracts at the appropriate time. 6:21 pm

- V.P. informed homeowners that the board will be going through all files and documents regarding assessments, liens, and fines. We need time to sort through each one to see what is valid and what isn't. 6:21
- V.P. informed homeowners that Christina Whittaker, Member at Large Board Member- has resigned and is no longer a board member. We will look to fill her seat at a later date when the time is right. 6:22 pm
- V.P. and Secretary - informed the homeowners of the new contact email for the association. 6:23 pm

sullivanhillshoabod@gmail.com

- Secretary- Tonya Conklin informed homeowners to please update any contact info using the sign in sheet and provided forms. This can also be done through the email listed above. Send it c/o Secretary Tonya Conklin. Please include your home address, mailing address, phone number, email address, and owner name. 6:24 pm
- V.P. made homeowners aware of copies of the "Declaration of Covenants, Conditions, and Restrictions for Sullivan Hills", that were available as a courtesy to homeowners. If you do not have a copy and would like one, please request a copy through the association email address provided. We will be more than happy to get one to you. 6:25 pm

## **VI. Adjournment**

Time Finished: 6:26pm

August 21, 2024

Adjourned by Vice President- Teresa Hendricks

## **VII. Board Members in Attendance**

- President- Shawn Mattress
- Vice President- Teresa Hendricks
- Secretary- Tonya Conklin
- Treasurer- Jay Harris