

Pleasant Ridge Farms West Homeowners' Association
Annual Meeting
New Garden Friends School
March 14, 2024

Board Members Present: Matt Miller, Betty Williams and Brad Woolery

Prestige Management: Andrew Shannon and Bren Knox

The meeting was called to order at 6:06 PM by Matt Miller, President of the HOA, and a quorum was determined, with the continuation of last year's annual meeting per State guidelines, with homeowners present and proxies sent to management. The Board and management representatives were introduced.

Financials – Matt explained to those in attendance about the pond expense and stated that, probably within five (5) years, the city will be inspecting the pond and the need to have that extra money for repairs is essential. He also requested suggestions for long-range plans for neighborhood improvements. He also explained that it would not be cost effective to put a sprinkler system in at the front entrance.

Expenses – Andrew, management, explained the breakdown of expense and stated that the HOA's expenses are minimal for an HOA.

Budget – a copy of the 2024 projected budget was discussed.

Board Nominations – Matt explained that being on the Board is not time-consuming. Almost all communication is done by email. With Matt, Brad and Betty remaining on the Board for another two-year term, two homeowners, Rich Mayes and Ruban Aronov, volunteered to join the Board.

Questions / New Business –

- Homeowner at 4519 Camden Ridge stated there are dangerous trees in his back yard, management to check the area
- There were numerous questions and concerns regarding the new homes built on Ridge Fall
- There was a concern regarding the number of rental homes in the HOA. For there to be a cap on rentals, agreement of 67% of homeowners would be needed to amend the by-laws.
- Although some consistency is needed in the HOA, having individuality in homes is essential to keep people involved. Any change to front of home needs to be directed on an architectural change form and voted on by the Board.

Meeting was adjourned at 6:35 PM

Respectfully submitted,

Betty Williams

Secretary, Pleasant Ridge Farms West HOA