

# Bethel Greene HOA Annual Meeting Minutes

## March 9, 2025

**Cathy Derrick called the meeting to order and pointed out the four pieces of paper available: agenda, 2024 annual meeting minutes, 2024 treasurer report, and 2025 proposed budget.**

- A quorum was met (19 lots must be represented):
  - Lots represented at the meeting were as follows:
    - Bixler
    - Center
    - Derrick
    - Grossman
    - Junker
    - Lashley
    - Myers

Phyle/Mackiw  
Reim  
Sanford  
Sims  
Snyder/Benz  
Theodore  
Tourian

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- Proxies representing the following lots have been received:
  - Lot #4 - Cashion
  - Lot #6 - Fischer
  - Lot #8 – Barr
  - Lot #13 – O’Leslie
  - Lot #23 - Snipes
  - Lot #29 - Turner

Lot #39 - Putnam  
Lot #43 – Thomason  
Lot #44 – Mazurek  
Lot #47 – Scheele  
Lot #56 - Burgmann  
Lot #59 - Chonka

### **Cathy Derrick introduced the Board of Directors:**

- Cathy Derrick, Lyon Bixler, Susan Sanford
  - The Board Members don’t have specific offices – they share responsibilities

### **2024 Minutes:**

- Minutes from the March 2024 Annual meeting were reviewed. They were also mailed to each homeowner last year.
- Marvin Myers made a motion to approve the 2024 minutes, and Susan Sanford seconded.
- Including the proxy votes, the motion was unanimously approved.

### **Treasurer’s Report 2024:**

- Cathy Derrick reviewed the Treasurer’s Report for 2024
- Cathy explained the reimbursement for streetlights that the City of Mauldin gives each quarter.
- Cathy explained the money allocated to the landscaper.
- Cathy pointed out that Duke Power bills keep increasing. She noticed the increase each month and called Duke Power in October. She said Duke Power explained that they did a mailing and that all Duke Power went up 13% beginning that month (Cathy thinks they meant to say all streetlights as her and Tommy’s Duke Power bill did not increase 13%). Since October, the bill has decreased a bit – not 13%. We talked about the fact everyone likes the streetlights and the fact we can see at night, but the increase has affected BG’s budget.
- Cathy also discussed the other line items in the Treasurer’s Report.
- To rent the church is \$50. The \$100 is from two years.
- TJ Theodore asked if the streetlights are on a timer or if they come on based on light/darkness. Cathy is not sure but will call Duke Power.
- Trish Benz asked about the difference between the cost of the lease on the lights and the cost of the actual electricity. Trish asked for confirmation of whether we own or lease the light posts. The group discussed Duke Power posts versus BG providing the posts. The group also discussed LED bulbs, and the fact Duke Power is supposed to be replacing the halogen ones we have in there now.

- Cathy will call Duke Power to discuss if we lease or own, can lights be on a timer, and are LED bulbs going in when light repair is done. She will also ask why all the halogen lights cannot be replaced with LED lights.
- TJ Theodore made a motion to approve the 2024 minutes, and Daniel Phyle seconded.
- Including the proxy votes, the motion was unanimously approved.

#### **Committee Reports:**

- Beautification and Social Committees:
  - A continued thank you to LaVona and John Center for putting up / taking down the bows at Christmas.
- Architectural Committee: John Center and Tommy Derrick
  - A continued thank you to them for reviewing requests for architectural changes.
  - ***This was not discussed at the meeting, but as a reminder, any change to the outside of your home (structure added – like a porch or deck -, trees taken down, a fence installed, etc) must be approved by the committee prior to work beginning.***
- Social: A continued thank you to Haleigh Poole who continues to run this committee and organizes the social events!! 😊

#### **New Business – Landscaper:**

- Cathy Derrick pointed out that the landscaper is increasing his costs \$56 a month. In January, Cathy reached out for an explanation and read the emailed response that detailed the increase and attributed it to an underbid at the beginning of our tenure with the landscaper as well as the annual rate increase that is applied across the board.
- Cathy reached out again asking if he would come every other week rather than weekly and if so, what the cost would be. The landscaper does not offer maintenance every other week.
- Cathy also discussed a bill she received after Hurricane Helene. It was debris pickup along the berm. Cathy never agreed to the cost, it is not specified in the contract that debris pickup after a storm is automatic and costs extra, and the extra cost was never discussed. Cathy left a message for the landscaper that she would not be paying the bill, and the reasons behind that (the ones mentioned in the previous sentence). BGHOA never received another bill for that debris pickup.
- Todd Lashley hired a company to take away a lot of debris so thank you to him.
- The group discussed alternatives to grass: pine straw, mulch, trash on the berm, why we have a berm, bulky trash in the ditch, turning everything on the berm to mulch and bushes so we have no grass (but we will still have to pick up trash), doing a combination of leaves/bark/mulch.
- TJ Theodore suggested gathering quotes for landscapers. Todd Lashley also thinks gathering quotes is a good thing. Cathy has two she can call. Cathy will send the list of what is preferred in a landscaping company to TJ and Todd so all three of them are presenting the same information to potential landscapers.

#### **New Business – Proposed Budget - Increase in dues:**

- Cathy explained that she received the State Farm bill and that it is more than the amount on the proposed budget. In past years, we have tried to decrease the amount owed to State Farm by checking with other companies and by changing the line items on the bill. Other companies were actually more and there is nothing we can take off the bill – we need the liability.
- Cathy explained that she received the PO Box bill and that it is more than the amount on the proposed budget. Members discussed changing to a PO Box that costs less, but agreed dealing with the hassle of changing the address was not worth it.
- Lyon and Susan and Cathy met to discuss the Proposed Budget.
- Cathy explained that dues were not increased from 2017 through 2022.
- Their concern is that the amount in reserves keeps decreasing and that several homeowners owe years of back dues to the HOA. Additionally, the four main costs (landscaping, lights, insurance, and PO Box) have all risen significantly even though dues have not.
- Cathy pointed out that had dues increased the maximum 14% each year since 2016, dues would be well over \$300.
- The Board voted to increase the dues to \$225 so that more money could be kept into the account for emergencies and for entrance and berm beautification.
- Lyon explained that the Board can amend the Bylaws so that the dues can be raised more than the 10% stated in the Bylaws.
- Todd Lashley confirmed with Lyon that the Board can make that decision without a quorum.
- Kevin Reim pointed out that based on what we know and the Proposed Budget, we can pass it and always decrease the dues amount.
- Susan Sanford pointed out that we need reserves for emergencies.
- The group discussed the homeowners who owe back dues and what can be done to ensure we receive those dues. Cathy and Lyon explained that those are usually collected when a house sells. Closing attorneys call for balances. Letters are mailed, but our Covenants and Bylaws do not authorize the Board to place liens on houses.
- TJ Theodore suggested that offering to take off the late fees for those homeowners who owe so much. Cathy explained that the letters that are sent about late dues include a statement about payment plans. If any of the homeowners would reach out about paying their late dues and asked about late fees, it could certainly be discussed.
- Another homeowner proposed that the dues be more than \$225. Cathy explained that almost half of the homeowners have already paid, and another letter would have to be mailed.
- Kevin Reim opened the conversation to not have a landscaper for a year and to rely on homeowners to pick up trash, etc. The entrance areas need four people to keep them up.

- TJ Theodore brought up having a FaceBook account or a website, so it is easy disperse current information. Christina Junker said that David started a FB page a few years ago and would probably be happy to turn that over to someone. The conversation ended with TJ offering to help build a website and activate the FB page with Richard Sanford's help.
- Todd Lashley motioned to approve the Proposed Budget. Susan Sanford seconded the motion.

**New Business – homeowners who need to finish projects outside**

- Homeowners discussed that the Covenants and/or Bylaws govern that projects need to be finished in a specified amount of time.
- Cathy asked Stephan Grossman about him about his fence. He is putting it in himself. He consulted a contractor, but the quote was so high. His issue are tree roots in his yard and how they interfere with the fence building.
- Letters can be sent about other issues that were discussed – fences not mended, outside structures, cars on the street.

**Election of new Board Members:**

- It is time for Cathy Derrick and Lyon Bixler and Susan Sanford to roll off, but they are willing to serve another year.
- TJ Theodore volunteered to serve on the Board.

**Adjournment:**

- LaVona Center motioned adjournment and John Center seconded. Meeting was adjourned.