

Bethel Greene HOA Annual Meeting Minutes

March 8, 2026

Cathy Derrick called the meeting to order and pointed out the four pieces of paper available: agenda, 2025 annual meeting minutes, 2025 treasurer report, and 2026 proposed budget.

- A quorum was met (19 lots must be represented):

- o Lots represented at the meeting were as follows:

**Center
Derrick
Grossman
Lashley**

**Reim
Reilly
Sanford
Stoyanov**

**Theodore
Tourian**

- o Proxies representing the following lots have been received:

**Lot #1 – Sangronis
Lot #2 – Rarick
Lot #3 – Thomas
Lot #4 – Cashion
Lot #8 – Barr
Lot #10 – Davis**

**Lot #13 – O’Leslie
Lot #22 – LaFoy
Lot #23 – Snipes
Lot #24 – Myers
Lot #37 – Smith
Lot #39 – Putnam**

**Lot #43 – Thomason
Lot #44 – Mazurek
Lot #46 – Metcalf
Lot #56 – Burgmann
Lot #59 – Chonka**

Cathy Derrick introduced the Board of Directors:

Cathy Derrick, Lyon Bixler, Susan Sanford, TJ Theodore

- o The Board Members don’t have specific offices – they share responsibilities

2025 Minutes:

1. Minutes from the March 2025 Annual meeting were reviewed. They were also mailed to each homeowner last year.
2. John Center made a motion to approve the 2025 minutes, and Richard Sanford seconded.
3. Including the proxy votes, the motion was unanimously approved.

Treasurer’s Report 2025:

1. Cathy Derrick reviewed the Treasurer’s Report for 2025
2. Cathy explained that she changed the type of account we have at the bank. It was changed to save money each month because paper statements aren’t mailed anymore – they are emailed to the bethelgreenehomeowners@gmail.com account.
3. Cathy explained the reimbursement for streetlights that the City of Mauldin gives each quarter and how one quarter they paid us triple the amount which she didn’t call the City of Mauldin about because it is the second time they have done that. She called the first time which was in 2024.
4. John Center made a motion to approve the 2025 minutes, and TJ Theodore seconded.
5. Including the proxy votes, the motion was unanimously approved.

Committee Reports:

1. Beautification and Social Committees:
 - o A continued thank you to LaVona and John Center for putting up / taking down the wreaths / bows at Christmas.
2. Architectural Committee: John Center and Tommy Derrick
 - o A continued thank you to them for reviewing requests for architectural changes.
 - o Aida Tourian asked what would constitute approval from the Committee. Cathy gave examples of adding a fence, adding a deck, adding an outside structure, adding a pool, having a tree removed, or anything that changes the outside of the house.
 - o Cathy also explained the form that must be completed and emailed to the Committee for pre-approval, prior to work beginning.
3. Social:
 - o Cathy explained that Haleigh Poole has been the organizer of events for several years. Kim Reilly has volunteered for this committee as well. She and Haleigh met, and Kim shared that they want to plan a block party (potentially Saturday, May 2nd from 4PM – 7PM). They want to host the party right in front of their house. They plan to set up games for kids and have everyone bring their own chairs and everyone bring a dish.
 - o They also talked about a pizza and movie night at the Poole’s as well as an ice cream social.
 - o Everyone agreed that Kim and Haleigh can move forward with their plans. Thanks so much to them for planning and organizing!!
 - o Cathy explained that we don’t mail anything after the meeting anymore and asked Kim how they plan to tell everyone. Kim said they plan to maybe put something on the outside of mailboxes, email everyone, and have a Signup Genius.

Old and New Business

1. Cathy asked Kevin Reim about the free mulch he has used around the berm on the back and sides of his house. Kevin explained it is a company called Chipdrop.com. The site connects tree cutters with people who want mulch (not the nicest mulch – it is ground up trees). It may be in chip or shredded form. They will even drop off full logs. When they deliver it depends on what trees are being cut down around you. You don't know what kind of wood you will get. You must spread it yourself. You don't know how much they are going to deliver. He got the mulch before Helene, and it is still there. It is straight up wood and not bark. He also has soaker hoses that help to keep the mulch moist and compressed. He also planted the Nellie Stevens holly bushes that are behind his house. He also likes the tea olive bushes.
2. Kevin shared some advice about termite bonds, keeping squirrels off houses, and using pine straw around the berm. He suggested the HOA use ChipDrop.com for wood chips rather than paying for pine straw. It is free. And, if someone is cutting down trees in the neighborhood, we could use those chips as well. Otherwise, the tree removal companies must pay to drop it off somewhere. Coordinating this would be great. Patrick Reilly mentioned they will do some tree work in the future.
3. Kevin also brought up concerns with the current landscaper who seems to be cutting more dirt than grass and not picking up trash and blowing cut grass and dirt into homeowners' yards.
4. Kevin suggested a landscaper only once a month. Cathy pointed out that the current landscaper won't just come once a month. He won't even come every other week.
5. TJ Theodore brought up the fact that we seem to have the same conversations each year about what is needed and the lack of money to make the changes. He asked if the covenants allow for a new committee – a landscape committee. Cathy could not find anything in the covenants or bylaws that prohibited the new committee. Homeowners agreed it would be nice to have a committee that could organize what needs to be done on the berm/around the neighborhood and then enlist homeowners to help with those projects.
6. Cathy said she had not reached out to LandSculptors, the landscaping company for the berm, to see if there will be a price increase. The contract is from April – March. Last year, the amount increased \$56. She expects it to increase again.
7. Last year, Todd Lashley and TJ walked the property with a prospective landscaper, but his price wasn't any better.
8. Cathy mentioned that we don't have to have a landscaper, but her concern would be if homeowners would be willing to do work on the berm since it is on busy roads.
9. Todd Lashley asked if we can give LandSculptors 30 days notice and asked TJ if he had any ideas for a landscaper. TJ said they could talk to the same person as last year, but he feels the price would be about the same. TJ reiterated that a landscaping committee could research these things and report back to the Board.
10. LaVona Center mentioned that their landscaper may be an option. It was also discussed that LandSculptors does several yards in the neighborhood.
11. Kevin Reim wondered what would happen if we didn't have a paid landscaper. We would need weekly garbage pickup. Bushes would need to be trimmed. He proposed having a litter crew (once a week), grass cutting crew (once a month), mulching crew (annual), cutting down dead trees / bushes / stumps (annual or semi-annual).
12. TJ agreed with Kevin's idea and not paying the landscaper. \$7000 would be saved. It was discussed that if the four crews can't handle the workload for a year and the berm looks that much worse, we at least would have \$7000 in the bank.
13. Susan Sanford expressed concern that there may not be enough homeowners that would help on a consistent basis.
14. Kim Reilly talked about how communication is key. An email group would be helpful.
15. TJ said that to not have a landscaper for a year, we need to take a vote to form the landscaping committee and to not have a landscaper for the coming year. Kevin said we would of course discuss how this experiment went for a year and re-evaluate next year.
16. The vote was unanimous to not have a landscaper and to form the landscaping committee to handle the landscaper job.
17. This change would begin April 1, 2026.
18. The Landscaping Committee volunteers will be Kevin Reim, Patrick Reilly, Richard Sanford. And TJ Theodore. Kim Reilly and Susan Sanford and Cathy Derrick also volunteered to pick up trash. Cathy asked TJ to make a note to trim holly bushes at the back entrance.
19. LaVona brought up the hole in the ditch at the corner of Greenapple Way and Apple Blossom. Cathy explained this is a city road and that she called a few years ago but they didn't follow up. Cathy will call again.
20. There was discussion about the streetlights behind and in front of Mr. Myers' house. There was also discussion about the tree cut down in the LaFoy's yard and if the fact Duke Power is replacing the green box has anything to do with the streetlights in Mr. Myers' yard. Cathy explained how she has been in communication with Duke Power about both lights since October. We think the fiber optic people may have messed up the lights. Cathy will contact Duke Power again for an update. Kevin said overall the lights look good. TJ asked if they are still replacing the lights with LED ones rather than the yellow ones. Cathy thinks they are.

New Business – Proposed Budget

1. Cathy explained that we normally have 60-61 homeowners pay dues each year. Kevin Reim asked if the homeowners who don't pay are the rentals – Cathy said no.
2. Cathy explained that she overestimates Duke Power.
3. The Miscellaneous Reimbursements will go down because we aren't mailing anything after the annual meeting, and we have two years' worth of stamps for the annual mailing about the meeting.
4. Cathy explained that she received the State Farm bill and that it is more than the amount on the proposed budget. She reached out to an insurance broker, Premier Insurance, and sent them the State Farm bill. Premier Insurance's quote, through Auto Owners, is over \$400 less when compared to State Farm. Auto Owner' deductible is higher so the fair thing to do is to call State Farm and ask them for quotes with higher deductibles. Cathy will contact State Farm. Everyone is OK with new policy if it still beats State Farm after Cathy call them.
5. Cathy explained that she has received the PO Box bill, and that it is \$250 (not \$260). Todd Stoyanov asked the purpose of having a PO Box, and Cathy explained that homeowners send dues there and bills are also received there.
6. Cathy reviewed how removing the landscaping company and changing the insurance company would change the Proposed Budget.
7. Todd Stoyanov asked if not having a landscaper for a year could lower dues for 2027. He also asked what will happen if, in six months, the landscaping is not working out the way we planned, could we hire a landscaping company again. The landscaping committee would discuss and reach out to the Board. Then Kevin Reim asked if we would re-evaluate in six months or a year. TJ said the plan would be to re-evaluate in a year but that if there are a lot of complaints or not enough volunteers, it can be revisited before the year. Kevin said a year review would be best and that the landscaping committee could make a proposal to the Board before the annual meeting.
8. Cathy discussed the gray part of the Proposed Budget and that a few people have paid late dues since the Proposed Budget was mailed in January.
9. The group discussed the homeowners who owe back dues and what can be done to ensure we receive those dues. Cathy 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.
10. After adjusting landscaper, insurance, and PO Box on the Proposed Budget, the ending balance on 12-31-26 would be \$12,007.28.
11. Patrick Reilly asked for more information about how late dues are collected from a homeowner when the house sells. Cathy explained that the closing attorney reaches out to a member of the Board and asks questions about dues owed, dates the dues cover, back dues owed, etc. At closing any owed dues are collected and a check is mailed to the PO Box.
12. Cathy showed everyone the Excel sheet of cumulative dues and how it, along with all other documents, will be put on a USB and handed over to the Board.
13. Patrick motioned to approve the Proposed Budget. Todd Lashley seconded the motion. The Proposed Budget, with amendments mentioned, was passed.

Website and Facebook page updates

TJ Theodore updated everyone about the Bethel Greene website (bethelgreenehoa.com). And, we are still working on a Facebook page but we need David Junker to turn over the page to the Board. He created the page.

Election of new Board Members:

1. It is time for Cathy Derrick and Lyon Bixler and Susan Sanford to roll off. Cathy and Susan will roll off. Lyon will continue to serve.
2. TJ Theodore has one more year on the Board and is willing to stay on the Board.
3. Patrick Reilly volunteered to serve on the Board.
4. The Board for the next year will be Lyon Bixler, Patrick Reilly, and TJ Theodore.

Adjournment:

Todd Lashley motioned adjournment and Susan Sanford seconded. Meeting was adjourned.