

Ledford Downs Road Maintenance Association Minutes

5/6/21

Attendees: Julie Byrd, Linda Edgerton, Cindy Rushing, Stephanie Williams, Chris Zecca

Excused:

Accomplishments:

- **Progress Update:**

- a) 35% of homeowners have contributed. All contributing households will have one vote. Non-contributors may attend meetings but will have no vote. Need \$10,000 more to lay pavement.
- b) Misti Whitman, attorney in Thomasville has agreed to provide legal assistance pro-bono and assist in writing by-laws for this voluntary association. Original covenants and Road Maintenance Association are still in effect but not enforced. The Ledford Downs Road Maintenance Association (LDRMA) is in addition to the original covenants.
- c) Stephanie has had good luck and received a bid from Quality Pavement. She will pursue 2 more bids. It was recommended she call AAA Paving Company who came out a couple of years ago to assess the roads.
- d) The creek that runs under Bent Pine Rd and Briarcliff Rd is causing an issue that over time could cause Briarcliff Road to collapse. Damien Vittorio, a professional stormwater engineer from Columbia Engineering and Blane Houck, a Department of State Sedimentation/Construction Stormwater Inspector have provided inspections and recommendations to fix this issue. The lot owner has been made aware of this issue. This particular issue is directly related to road maintenance and the board agrees that LDRMA will work with homeowners to rectify. Homeowners on this culdesac may be asked to contribute additional funds for this fix.

- **Selection of Officers/division of duties:**

- a) Stephanie Williams volunteered for President; duties to include but not limited to, preside over meetings, create meeting agendas and be liaison with attorney.
- b) Julie Byrd, Vice President; duties to include but not limited to, act as president in absence of president and act as liaison with attorney.
- c) Linda Edgerton, Secretary; duties include but not limited to, create minutes from meetings and distribute to board members or post where others can access.
- d) Chris Zecca , Treasurer; duties include but not limited to, checking mailbox for mailed in donations and providing them to Julie Byrd who will make a bank

deposit of the funds. At this time Julie Byrd has agreed to keep records of donations/pledges and will tabulate periodically.

- e) Guiding principles for this board to include relationship-building, listening to our neighbors and recognition of the limits of our power in performing our duties on this board.
- f) Discussion of term limits led to agreement of an initial two-year term with two additional years being optional. After four consecutive years on the board you must drop off for at least one year.

Action Items:

- Linda to send contact information for AAA Paving to Stephanie
- Stephanie to contact two more paving companies for bids
- Chris and Julie to discuss issue on Briar Cliff and Bent Pine
- Stephanie and Julie to meet with attorney to set up By-Laws
- Schedule a meeting of the neighborhood, place TBD
- Next Board meeting TBD

Next Meeting: TBD

Respectfully submitted,
Linda Edgerton