

Knolls on Cliffdale Owners Association
Annual Meeting Minutes
March 9, 2019

***Call to Order—3:45pm**

***Intro of new management of Southeastern HOA Management**


*** Discussion of Financial and Budget Documents—**Discussion centered on providing information on the costs associated with stormwater retention ponds relative to the Association not having sufficient funds to pay for a repair if and when needed. Discussion was also had regarding the balance sheet of the Association in that annual assessments have not kept up with Association expenses the prior two years (2017 and 2018). In 2017 expenses exceeded revenue by \$2569.87 while in 2018 expenses outpaced revenue by \$1172.61. Management felt that a portion of that had to do with dues being set at \$140 annually but more importantly was the small percentage of owners that are over 90 days in arrears to the amount of \$2413 in total.

***New Business—**Suggestions from attendees ranged from better communication in the form of welcome letters, putting meeting minutes on the website and potentially putting the names of those in arrears of their annual assessments on the website as well. All good suggestions. The “welcome letter” will be re-instituted and the meeting minutes will be placed on the community section of management company’s website at www.southeasternhoa.com
--Suggestion was also made regarding a community facebook page as well as sending meeting notices via email.

--Community concerns: problems with silt control over the street stormwater drains and the mowing of unbuilt lots----management will contact appropriate party for a resolution. The tractor trailer parking in the community was discussed with members being informed that the owner has been cited and remains an ongoing issue with fines to be assessed; landscaping by entry sign discussed----TODAY (3/12/2019) THE MANAGEMENT COMPANY REMOVED TWO SHRUBS BLOCKING VISUALIZATION OF THE SIGN AS WELL AS INSTALLING TWO SOLAR POWERED LIGHTS SO AS TO ASSIST WITH SIGN ILLUMINATION AT NIGHT.

Adjournment—5:15pm

Attending: 6 homes represented


3/12/19

KNOLLS ON CLIFFDALE OWNERS ASSOCIATION Notice of Meeting

AGENDA

March 9, 2019

3:45 PM – 5:00PM

**West Regional Branch
Library**

7469 Century Circle

Fayetteville, NC 28306

- Overview of Financial Statements and Budget
- New Business
- Old Business
- Adjournment

**Please come join us for your annual
owner's meeting.**

**Owners MUST be in good standing with
all assessments paid in full**

**Southeastern HOA Management, LLC
2557 Ravenhill Dr, Ste 1C, Fayetteville, NC
28305910.366.5506**

www.southeasternhoa.com

*****Proxy Form Enclosed**

KNOLLS ON CLIFFDALE OWNERS ASSOCIATION, INC.

PROXY FORM

There is one vote per lot on Association business. Any owner(s) wishing to vote by proxy must complete this form. This form may be given either to a neighbor who will attend or to any current Board Member or to the Management Company prior to the meeting. **Proxy forms received after a meeting will not be accepted.** Date of meeting is March 9, 2019.

Your (Homeowner) Name:

Your address:

Number of Notes (each lot is allotted one vote): 1

I assign _____ the authority to vote on my behalf regarding Association matters at the March 9, 2019 meeting.

Your signature:

Date: _____

**If returned to Association manager please mail to Southeastern HOA Management, 2557 Ravenhill Dr, Ste 1C, Fayetteville, NC 28303 or email to: info@southeasternhoa.com

**Call Rad Brown at 910-366-5506 with any questions

Cash Flow Report
As of 12/31/17

| | Current Month | YTD |
|-------------------------|--------------------------|--------------------------|
| Cash Beginning Balance | \$5,810.68 | \$7,165.08 |
| Operations: | | |
| Net Profit/(Loss) | (1,215.47) | (2,569.87) |
| Accumulated Depr/Amort | \$0.00 | \$0.00 |
| Total From Operations | <u>(1,215.47)</u> | <u>(2,569.87)</u> |
| Other Uses Funds: | | |
| Total Uses of Funds | <u>\$0.00</u> | <u>\$0.00</u> |
| Net Incr/(Decr) in Cash | (1,215.47) | (2,569.87) |
| Cash Ending Balance | <u><u>\$4,595.21</u></u> | <u><u>\$4,595.21</u></u> |

Cash Flow Report
As of 12/31/18

| | Current Month | YTD |
|-------------------------|-------------------|-------------------|
| Cash Beginning Balance | \$4,411.63 | \$4,595.21 |
| Operations: | | |
| Net Profit/(Loss) | (989.03) | (1,172.61) |
| Accumulated Depr/Amort | \$.00 | \$.00 |
| Total From Operations | <u>(989.03)</u> | <u>(1,172.61)</u> |
| Other Uses Funds: | | |
| Total Uses of Funds | <u>\$.00</u> | <u>\$.00</u> |
| Net Incr/(Decr) in Cash | (989.03) | (1,172.61) |
| Cash Ending Balance | <u>\$3,422.60</u> | <u>\$3,422.60</u> |

KNOLLS ON CLIFFDALE OWNERS ASSOCIATION

Balance Sheet
As of 12/31/18

ASSETS

| | | |
|---------------------------|-------------|----------------------|
| Cash Account | \$ 3,534.98 | |
| Prepaid Owner Assessments | 112.38 | |
| TOTAL ASSETS | <hr/> | \$ 3,422.60 ===== |

LIABILITIES & EQUITY

CURRENT LIABILITIES:

| | | |
|------------------------|-------|--------|
| Subtotal Current Liab. | <hr/> | \$.00 |
|------------------------|-------|--------|

RESERVES:

| | | |
|-------------------|-------|--------|
| Subtotal Reserves | <hr/> | \$.00 |
|-------------------|-------|--------|

EQUITY:

| | | |
|---------------------------------------|-------------|----------------------|
| Retained Earnings | \$ 4,595.21 | |
| Current Year Net Income/(Loss) | (1,172.61) | |
| Subtotal Equity | <hr/> | \$ 3,422.60 |
| TOTAL LIABILITIES & EQUITY | | \$ 3,422.60 ===== |

KNOLLS ON CLIFFDALE OWNERS ASSOCIATION

Income/Expense Statement
Period: 01/01/18 to 12/31/18

| Account | Description | Current Period | | | Year-To-Date | | | Yearly Budget |
|--------------------------|-------------------------------|----------------|-----------|------------|--------------|-----------|------------|---------------|
| | | Actual | Budget | Variance | Actual | Budget | Variance | |
| INCOME: | | | | | | | | |
| 00401 | Income | 11,506.64 | 12,200.00 | (693.36) | 11,506.64 | 12,200.00 | (693.36) | 12,200.00 |
| 00405 | Income Received in Advance | 128.50 | .00 | 128.50 | 128.50 | .00 | 128.50 | .00 |
| 00406 | Other Owner Income | 750.85 | .00 | 750.85 | 750.85 | .00 | 750.85 | .00 |
| | Subtotal Income | 12,385.99 | 12,200.00 | 185.99 | 12,385.99 | 12,200.00 | 185.99 | 12,200.00 |
| EXPENSES | | | | | | | | |
| Professional Services | | | | | | | | |
| 00501 | Management Fees | 4,204.16 | 4,000.00 | (204.16) | 4,204.16 | 4,000.00 | (204.16) | 4,000.00 |
| 00502 | Accounting Fees | 285.00 | 300.00 | 15.00 | 285.00 | 300.00 | 15.00 | 300.00 |
| 00503 | Legal Fees | 915.00 | .00 | (915.00) | 915.00 | .00 | (915.00) | .00 |
| | Professional Services | 5,404.16 | 4,300.00 | (1,104.16) | 5,404.16 | 4,300.00 | (1,104.16) | 4,300.00 |
| General & Administrative | | | | | | | | |
| 00509 | Postage & Mail | 301.07 | 200.00 | (101.07) | 301.07 | 200.00 | (101.07) | 200.00 |
| 00514 | Miscellaneous General & Admin | 47.90 | .00 | (47.90) | 47.90 | .00 | (47.90) | .00 |
| | General & Administrative | 348.97 | 200.00 | (148.97) | 348.97 | 200.00 | (148.97) | 200.00 |
| Taxes & Insurance | | | | | | | | |
| 00518 | Insurance | 884.00 | 1,100.00 | 216.00 | 884.00 | 1,100.00 | 216.00 | 1,100.00 |
| | Taxes & Insurance | 884.00 | 1,100.00 | 216.00 | 884.00 | 1,100.00 | 216.00 | 1,100.00 |
| Utilities | | | | | | | | |
| 00524 | Electricity | 1,531.56 | 1,600.00 | 68.44 | 1,531.56 | 1,600.00 | 68.44 | 1,600.00 |
| | Utilities | 1,531.56 | 1,600.00 | 68.44 | 1,531.56 | 1,600.00 | 68.44 | 1,600.00 |
| Maintenance & Repairs | | | | | | | | |
| | Maintenance & Repairs | .00 | .00 | .00 | .00 | .00 | .00 | .00 |
| Landscaping & Grounds | | | | | | | | |
| 00542 | Landscaping & Grounds | 2,376.25 | 1,000.00 | (1,376.25) | 2,376.25 | 1,000.00 | (1,376.25) | 1,000.00 |
| 00543 | Stormwater Ponds | 3,013.66 | 4,000.00 | 986.34 | 3,013.66 | 4,000.00 | 986.34 | 4,000.00 |
| | Landscaping & Grounds | 5,389.91 | 5,000.00 | (389.91) | 5,389.91 | 5,000.00 | (389.91) | 5,000.00 |
| Reserves | | | | | | | | |

KNOLLS ON CLIFFDALE OWNERS ASSOCIATION

Income/Expense Statement
 Period: 01/01/18 to 12/31/18

| Account | Description | Actual | Current Period Budget | Variance | Actual | Year-To-Date Budget | Variance | Yearly Budget |
|---------|--------------------------------|------------|--------------------------|------------|------------|------------------------|------------|------------------|
| | Reserves | .00 | .00 | .00 | .00 | .00 | .00 | .00 |
| | TOTAL EXPENSES | 13,558.60 | 12,200.00 | (1,358.60) | 13,558.60 | 12,200.00 | (1,358.60) | 12,200.00 |
| | Current Year Net Income/(loss) | (1,172.61) | .00 | (1,172.61) | (1,172.61) | .00 | (1,172.61) | .00 |
| ===== | | | | | | | | |

KNO - The Knolls on Cliffdale Owners GL Budget Projection for 2019

| Account Info | January | February | March | April | May | June | July | August | September | October | November | December | Total |
|---|--|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|--------------|
| Income | | | | | | | | | | | | | |
| 00401 - Income | \$1,015.00 | \$1,015.00 | \$1,015.00 | \$1,015.00 | \$1,015.00 | \$1,015.00 | \$1,015.00 | \$1,015.00 | \$1,015.00 | \$1,015.00 | \$1,015.00 | \$1,015.00 | \$12,180.00 |
| | <i>This is 87 existing homes at \$140 each IF ALL PAY!!!</i> | | | | | | | | | | | | |
| End of Income (1 Accounts found) | \$1,015.00 | \$1,015.00 | \$1,015.00 | \$1,015.00 | \$1,015.00 | \$1,015.00 | \$1,015.00 | \$1,015.00 | \$1,015.00 | \$1,015.00 | \$1,015.00 | \$1,015.00 | \$12,180.00 |
| Expense | | | | | | | | | | | | | |
| 00501 - Management Fees | \$362.50 | \$362.50 | \$362.50 | \$362.50 | \$362.50 | \$362.50 | \$362.50 | \$362.50 | \$362.50 | \$362.50 | \$362.50 | \$362.50 | \$4,350.00 |
| | <i>87 homes at \$50/door per year</i> | | | | | | | | | | | | |
| 00502 - Accounting Fees | \$25.00 | \$25.00 | \$25.00 | \$25.00 | \$25.00 | \$25.00 | \$25.00 | \$25.00 | \$25.00 | \$25.00 | \$25.00 | \$25.00 | \$300.00 |
| | <i>Tax Preparation</i> | | | | | | | | | | | | |
| 00507 - Bank Charges | \$4.17 | \$4.17 | \$4.17 | \$4.17 | \$4.17 | \$4.17 | \$4.17 | \$4.17 | \$4.17 | \$4.17 | \$4.17 | \$4.13 | \$50.00 |
| | <i>For bank checks and deposit slips IF NECESSARY</i> | | | | | | | | | | | | |
| 00509 - Postage & Mail | \$20.83 | \$20.83 | \$20.83 | \$20.83 | \$20.83 | \$20.83 | \$20.83 | \$20.83 | \$20.83 | \$20.83 | \$20.83 | \$20.87 | \$250.00 |
| | <i>Mailing of all mass Association mailings to all members as well as mailings of violation notices</i> | | | | | | | | | | | | |
| 00512 - Printing & Reproduction | \$12.50 | \$12.50 | \$12.50 | \$12.50 | \$12.50 | \$12.50 | \$12.50 | \$12.50 | \$12.50 | \$12.50 | \$12.50 | \$12.50 | \$150.00 |
| | <i>Printing of annual meeting notice docs as well as documents for annual meeting. Would include printing for other full member mailings</i> | | | | | | | | | | | | |
| 00513 - Collection Expenses | \$83.33 | \$83.33 | \$83.33 | \$83.33 | \$83.33 | \$83.33 | \$83.33 | \$83.33 | \$83.33 | \$83.33 | \$83.33 | \$83.37 | \$1,000.00 |
| | <i>Cost of filing liens on 5 members for non-payment of annual assessments--\$200/lien</i> | | | | | | | | | | | | |
| 00518 - Insurance | \$91.67 | \$91.67 | \$91.67 | \$91.67 | \$91.67 | \$91.67 | \$91.67 | \$91.67 | \$91.67 | \$91.67 | \$91.67 | \$91.63 | \$1,100.00 |
| | <i>Anticipate an increase due to hits the insurance companies took in 2018</i> | | | | | | | | | | | | |
| 00524 - Electricity | \$133.33 | \$133.33 | \$133.33 | \$133.33 | \$133.33 | \$133.33 | \$133.33 | \$133.33 | \$133.33 | \$133.33 | \$133.33 | \$133.37 | \$1,600.00 |
| | <i>Security light and street lights. Will contact utility to see when the street light charges will come off the Association</i> | | | | | | | | | | | | |
| 00542 - Landscaping & Grounds | \$200.00 | \$200.00 | \$200.00 | \$200.00 | \$200.00 | \$200.00 | \$200.00 | \$200.00 | \$200.00 | \$200.00 | \$200.00 | \$200.00 | \$2,400.00 |
| | <i>Actual charges for 2018</i> | | | | | | | | | | | | |
| 00543 - Stormwater Ponds | \$333.33 | \$333.33 | \$333.33 | \$333.33 | \$333.33 | \$333.33 | \$333.33 | \$333.33 | \$333.33 | \$333.33 | \$333.33 | \$333.37 | \$4,000.00 |
| | <i>Contract for inspections of and maintenance of stormwater ponds</i> | | | | | | | | | | | | |
| End of Expense (10 Accounts found) | \$1,266.66 | \$1,266.66 | \$1,266.66 | \$1,266.66 | \$1,266.66 | \$1,266.66 | \$1,266.66 | \$1,266.66 | \$1,266.66 | \$1,266.66 | \$1,266.66 | \$1,266.74 | \$15,200.00 |
| Net Income (11 Accounts found) | (\$251.66) | (\$251.66) | (\$251.66) | (\$251.66) | (\$251.66) | (\$251.66) | (\$251.66) | (\$251.66) | (\$251.66) | (\$251.66) | (\$251.66) | (\$251.74) | (\$3,020.00) |

ANNUAL MEETING REPORT AS OF 03/09/19

*=Delinquent Owner (H)=Current Owner (P)=Prev Owner (R)=Resident/Tenant (V)=Developer

| ALPHA KEY | PROPERTY ADDRESS | ACCOUNT NO | LOT/UNIT | RATIO | SETTLED | SIGNATURE |
|-----------|--|------------|----------|-------|----------|-----------|
| ABRAHAM | 1904 Shady Knoll Lane *Gabrielle D. Abraham (H) | 1904SHAD | 81 | | 10/18/16 | _____ |
| ABRAHAM | 1904 Shady Knoll Lane Harrison M. Abraham (H) | 1904SHAD | 81 | | 10/18/16 | _____ |
| ALAZZAWI | 5513 Hickory Knoll Road Hiba O. Alazzawi (H) | 5513HICK | 60 | | 12/16/16 | _____ |
| ALYAKOOB | 5430 Hickory Knoll Road *Mohammed Alyakoob (H) c/o Al-Mubarak House; 51 Street 203 Blk 2; Abdulla Kuwait 40252 | 5430HICK | 6 | | 01/01/15 | _____ |
| AMOUZOU | 1816 Shady Knoll Lane *Amavi Amouzou (H) | 1816SHAD | 65 | | 01/01/15 | _____ |
| AMOUZOU | 1816 Shady Knoll Lane Solange Amouzou (H) | 1816SHAD | 65 | | 01/01/15 | _____ |
| AUGHBURNS | 5536 Hickory Knoll Road Irving Aughburns (H) | 5536HICK | 19 | | 01/01/15 | _____ |

ANNUAL MEETING REPORT AS OF 03/09/19

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| ALPHA KEY | PROPERTY ADDRESS | ACCOUNT NO | LOT/UNIT | RATIO | SETTLED | SIGNATURE |
|-----------|---|------------|----------|-------|----------|-----------|
| BAINS | 5604 Hickory Knoll Road Manprit Bains (H) | 5604HICK | 23 | | 02/05/16 | _____ |
| BARBER | 1833 Cozy Branch Drive Mario L. Barber (H) | 1833COZY | 67 | | 06/19/17 | _____ |
| BAUTISTA | 5608 Bright View Street *Alvin L. Bautista (H) | 5608BRIG | 34 | | 06/15/17 | _____ |
| BAUTISTA | 5608 Bright View Street Paola C. Bautista (H) | 5608BRIG | 34 | | 06/15/17 | _____ |
| BROWN | 5508 Hickory Knoll Road Manu Brown (H) | 5508HICK | 13 | | 01/01/15 | _____ |
| BROWN | 5528 Hickory Knoll Road Nekisha Brown (H) | 5528HICK | 18 | | 04/29/16 | _____ |

ANNUAL MEETING REPORT AS OF 03/09/19

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| ALPHA KEY | PROPERTY ADDRESS | ACCOUNT NO | LOT/UNIT | RATIO | SETTLED | SIGNATURE |
|------------|--|------------|----------|-------|----------|-----------|
| C LIFFDALE | 1921 Shady Knoll Lane Cliffdale Knolls LLC (V) | 1921SHAD | 88 | | | |
| CAMPBELL | 5443 Hickory Knoll Road James B. Campbell (H) | 5443HICK | 102 | | 01/01/15 | |
| CANADY | 5540 Hickory Knoll Road Charles F. Canady II (H) | 5540HICK | 20 | | 03/20/17 | |
| CANADY | 5540 Hickory Knoll Road Latoya S. Canady (H) | 5540HICK | 20 | | 03/20/17 | |
| CAVINESS | 1805 Shady Knoll Lane Caviness & Cates Bldg & Dev (H) 639 Executive Place; Suite 400; Fayetteville, NC 28305 | 1805SHAD | 101 | | 01/01/15 | |
| CELISCA | 1813 Amber Gate Path Evins Celisca (H) | 1813AMBE | 109 | | 10/21/16 | |
| CELISCA | 1813 Amber Gate Path Widdlie Celisca (H) | 1813AMBE | 109 | | 10/21/16 | |
| CLIFF | 1860 Gentle Bend Road Cliffdale Knolls LLC (V) | 1860GENT | 42 | | | |
| CLIFFDALE | 5410 Hickory Knoll Road Cliffdale Knolls LLC (H) 7670 Raeford Road; Fayettevill, NC 28304 | 5410HICK | 1 | | | |
| CLIFFDALE | 5610 Pleasant Run Road Cliffdale Knolls LLC (V) | 5610PLEA | 28 | | | |

ANNUAL MEETING REPORT AS OF 03/09/19

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| ALPHA KEY | PROPERTY ADDRESS | ACCOUNT NO | LOT/UNIT | RATIO SETTLED | SIGNATURE |
|-----------|---|------------|----------|---------------|-----------|
| CLIFFDALE | 1826 Gentle Bend Road Cliffdale Knolls LLC (V) | 1826GENT | | | |
| CLIFFDALE | 5605 Bright View Street Cliffdale Knolls LLC (V) | 5605BRIG | | | |
| CLIFFDALE | 1857 Gentle Bend Road Cliffdale Knolls LLC (V) | 1857GENT | 43 | | |
| CLIFFDALE | 1849 Gentle Bend Road Cliffdale Knolls LLC (V) | 1849GENT | 45 | | |
| CLIFFDALE | 1845 Gentle Bend Road Cliffdale Knolls LLC (V) | 1845GENT | 46 | | |
| CLIFFDALE | 1841 Gentle Bend Road Cliffdale Knolls LLC (V) | 1841GENT | 47 | | |
| CLIFFDALE | 1837 Gentle Bend Road Cliffdale Knolls LLC (V) | 1837GENT | 48 | | |
| CLIFFDALE | 1833 Gentle Bend Road Cliffdale Knolls LLC (V) | 1833GENT | 49 | | |
| CLIFFDALE | 1829 Gentle Bend Road Cliffdale Knolls LLC (V) | 1829GENT | 50 | | |
| CLIFFDALE | 1825 Gentle Bend Road Cliffdale Knolls LLC (V) | 1825GENT | 51 | | |
| CLIFFDALE | 1821 Gentle Bend Road Cliffdale Knolls LLC (V) | 1821GENT | 52 | | |
| CLIFFDALE | 1817 Gentle Bend Road Cliffdale Knolls LLC (V) | 1817GENT | 53 | | |
| CLIFFDALE | 1813 Gentle Bend Road Cliffdale Knolls LLC (V) | 1813GENT | 54 | | |
| CLIFFDALE | 1807 Gentle Bend Road Cliffdale Knolls LLC (V) | 1807GENT | 55 | | |
| CLIFFDALE | 5537 Hickory Knoll Road Cliffdale Knolls LLC (V) | 5537HIGK | 56 | | |
| CLIFFDALE | 1810 Cozy Branch Drive Cliffdale Knolls LLC (V) | 1810COZY | 75 | | |
| CLIFFDALE | 1814 Cozy Branch Drive | 1814COZY | 76 | | |

ANNUAL MEETING REPORT AS OF 03/09/19


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| ALPHA KEY | PROPERTY ADDRESS | ACCOUNT NO | LOT/UNIT | RATIO | SETTLED | SIGNATURE |
|-----------|---|------------|----------|-------|----------|------------------------------|
| CLIFFDALE | Cliffdale Knolls LLC (V) | 1814COZY | | | | |
| CLIFFDALE | 1818 Cozy Branch Drive *Cliffdale Knolls LLC (V) | 1818COZY | 77 | | | |
| CLIFFDALE | 1917 Shady Knoll Lane Cliffdale Knolls LLC (V) | 1917SHAD | 89 | | | |
| CLIFFDALE | 1913 Shady Knoll Lane Cliffdale Knolls LLC (V) | 1913SHAD | 90 | | | |
| CLIFFDALE | 1909 Shady Knoll Lane Cliffdale Knolls LLC (V) | 1909SHAD | 91 | | | |
| CLIFFDALE | 1905 Shady Knoll Lane Cliffdale Knolls LLC (V) | 1905SHAD | 92 | | | |
| CLIFFDALE | 1837 Shady Knoll Lane Cliffdale Knolls LLC (V) | 1837SHAD | 93 | | | |
| COOPER | 5548 Hickory Knoll Road Curtis J. Cooper (H) | 5548HICK | 22 | | 04/29/16 | |
| COOPER | 5548 Hickory Knoll Road Tanika Cooper (H) | 5548HICK | 22 | | 04/29/16 | |
| COVINGTON | 1817 Cozy Branch Drive Kelvin Covington (H) | 1817COZY | 71 | | 01/01/15 | <i>E. & K. Covington</i> |
| COX | 1806 Cozy Branch Drive Niesah L. Cox (H) | 1806COZY | 74 | | 11/30/19 | |
| COX | 1806 Cozy Branch Drive Quinton Cox (H) | 1806COZY | 74 | | 11/30/19 | |

KNOLLS ON CLIFFDALE OWNERS ASSOCIATION

ANNUAL MEETING REPORT AS OF 03/09/19

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| ALPHA KEY | PROPERTY ADDRESS | ACCOUNT NO | LOT/UNIT | RATIO | SETTLED | SIGNATURE |
|-----------|--|------------|----------|-------|----------|--|
| DANDY | 5509 Hickory Knoll Road *Herman Dandy, Jr. (H) | 5509HICK | 61 | | 01/01/15 | _____ |
| DANDY | 5509 Hickory Knoll Road Shalanda Dandy (H) | 5509HICK | 61 | | 01/01/15 | _____ |
| DEBERRY | 1912 Shady Knoll Lane *Jesse Shamar Deberry (H) | 1912SHAD | 83 | | 01/01/15 | _____ |
| DHA | 5604 Hickory Knoll Road Jaskarn Dha (H) | 5604HICK | 23 | | 02/05/16 | _____ |
| DORVAL | 5605 Pleasant Run Road Franky Dorval (H) | 5605PLEA | 30 | | 09/21/17 | _____ |
| DORVAL | 5605 Pleasant Run Road Mirbelle Dorval (H) | 5605PLEA | 30 | | 09/21/17 | _____ |
| DOUGLAS | 5524 Hickory Knoll Road Thomas Douglas (H) | 5524HICK | 17 | | 01/01/15 |  |
| DOUGLAS | 5524 Hickory Knoll Road Donna Douglas (H) | 5524HICK | 17 | | 01/01/15 | _____ |

ANNUAL MEETING REPORT AS OF 03/09/19

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| ALPHA KEY | PROPERTY ADDRESS | ACCOUNT NO | LOT/UNIT | RATIO | SETTLED | SIGNATURE |
|-----------|---|------------|----------|-------|----------|-----------|
| RAMIREZ | 1822 Cozy Branch Drive Rose Ramirez (H) c/o Townsend Real Estate; 580 Executive Place; Fayetteville, NC | 1822COZY | 78 | | 01/01/15 | _____ |
| RANDOLPH | 1812 Shady Knoll Lane *Deaven Randolph (H) 4054 Segan Ct.; Lompoc, CA 93436 | 1812SHAD | 64 | | 01/01/15 | _____ |
| RAY | 1826 Cozy Branch Drive Kendal Ray (H) | 1826COZY | 79 | | 01/11/19 | _____ |
| RAY | 1826 Cozy Branch Drive Jessica Ray (H) | 1826COZY | 79 | | 01/11/19 | _____ |
| RAY | 5423 Hickory Knoll Road John M. Ray (H) | 5423HICK | 107 | | 01/08/15 | _____ |
| RAY | 5423 Hickory Knoll Road Sandra A. Ray (H) | 5423HICK | 107 | | 01/08/15 | _____ |
| RODRIGUEZ | 1925 Shady Knoll Lane Joel Rodriguez (H) | 1925SHAD | 87 | | 11/13/17 | _____ |
| ROGERS | 1822 Gentle Bend Road *Eric G. Rogers (H) | 1822GENT | 32 | | 11/17/17 | _____ |
| ROGERS | 1822 Gentle Bend Road Keneesha L. Rogers (H) | 1822GENT | 32 | | 11/17/17 | _____ |
| RUA | 1925 Shady Knoll Lane Kristen Rua (H) | 1925SHAD | 87 | | 11/13/17 | _____ |


ANNUAL MEETING REPORT AS OF 03/09/19

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| ALPHA KEY | PROPERTY ADDRESS | ACCOUNT NO | LOT/UNIT | RATIO | SETTLED | SIGNATURE |
|-----------|---|------------|----------|-------|----------|-----------|
| RUSSELL | 5450 Hickory Knoll Road Samantha Russell (H) | 5450HICK | 11 | | 05/18/18 | _____ |

ANNUAL MEETING REPORT AS OF 03/09/19

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| ALPHA KEY | PROPERTY ADDRESS | ACCOUNT NO | LOT/UNIT | RATIO | SETTLED | SIGNATURE |
|------------|---|------------|----------|-------|----------|---|
| SAM | 5512 Hickory Knoll Road *Abigail Akomah G. Sam (H) | 5512HICK | 14 | | 03/27/15 | _____ |
| SAM | 5512 Hickory Knoll Road Thomas B. Sam (H) | 5512HICK | 14 | | 03/27/15 | _____ |
| SCHRAMM | 5525 Hickory Knoll Road Joseph Schramm (H) | 5525HICK | 58 | | 01/01/15 |  |
| SENATRE | 5544 Hickory Knoll Road *Nicolas Senatre (H) | 5544HICK | 21 | | 11/16/16 | _____ |
| SHEPHARD | 575 Brown Street; Apt 527; W. Lafayette, IN 47906-3294 5520 Hickory Knoll Road *Bryant Shephard (H) | 5520HICK | 16 | | 07/02/15 | _____ |
| SHEPPERSON | 1833 Shady Knoll Lane Kori M. Shepperson (H) | 1833SHAD | 94 | | 01/01/15 | _____ |
| SPARKS | 1924 Shady Knoll Lane Joseph M. Sparks (H) | 1924SHAD | 86 | | 03/29/18 | _____ |
| SPARKS | 1924 Shady Knoll Lane Annamarie T. Sparks (H) | 1924SHAD | 86 | | 03/29/18 | _____ |
| STROMAN | 1809 Cozy Branch Drive Cedric Stroman (H) | 1809COZY | 73 | | | _____ |
| STROMAN | 1809 Cozy Branch Drive Amy Stroman (H) | 1809COZY | 73 | | | _____ |

ANNUAL MEETING REPORT AS OF 03/09/19

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|-----------|--|------------|----------|-------|----------|---------------------------|
| THORNS | 1853 Gentle Bend Road Ronnie D. Thorns (H) | 1853GENT | 44 | | 04/30/18 | _____ |
| THORNS | 1853 Gentle Bend Road Sonya V. Thorns (H) | 1853GENT | 44 | | 04/30/18 | _____ |
| TOBIN | 1821 Cozy Branch Drive Charles M. Tobin (H) | 1821COZY | 70 | | 01/01/15 | _____ |
| TOLSON | 5609 Pleasant Run Road *Michael Lee Tolson (H) | 5609PLEA | 29A | | 03/11/17 | <i>Michael Lee Tolson</i> |
| TOLSON | 5609 Pleasant Run Road Marion Tolson (H) | 5609PLEA | 29A | | 03/11/17 | _____ |
| TRIVETTE | 1821 Shady Knoll Lane Erica Trivette (H) | 1821SHAD | 97 | | 01/30/19 | _____ |
| TRIVETTE | 1821 Shady Knoll Lane Dawn Trivette (H) | 1821SHAD | 97 | | 01/30/19 | _____ |
| TURNER | 5427 Hickory Knoll Road Curtis W. Turner (H) 523 Bluffton Drive; Glen Burnie, MD 21060 | 5427HICK | 106 | | 01/01/15 | _____ |

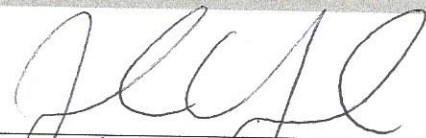
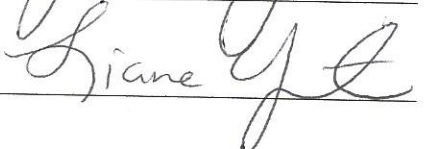
ANNUAL MEETING REPORT AS OF 03/09/19

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| ALPHA KEY | PROPERTY ADDRESS | ACCOUNT NO | LOT/UNIT | RATIO | SETTLED | SIGNATURE |
|------------|---|------------|----------|-------|----------|-----------|
| WATLINGTON | 5431 Hickory Knoll Road *George I. Watlington IV (H) | 5431HICK | 105 | | 05/31/18 | _____ |
| WELLER | 5613 Bright View Street Stephen L. Weller (H) | 5613BRIG | 36 | | 07/19/18 | _____ |
| WELLER | 5613 Bright View Street Arika B. Weller (H) | 5613BRIG | 36 | | 07/19/18 | _____ |
| WHITEHEAD | 5414 Hickory Knoll Road Richard Whitehead (H) | 5414HICK | 2 | | | _____ |
| WHITEHOUSE | 1810 Amber Gate Path *Phillip S. Whitehouse (H) 1193 Channelview Drive; Clarksville, TN 37040 | 1810AMBE | 108 | | 05/11/16 | _____ |
| WILKINS | 1820 Shady Knoll Lane *Jeremy Wilkins (H) | 1820SHAD | 66 | | 01/01/15 | _____ |
| WILKINS | 5541 Bittern Avenue; Ewa Beach, HI 96706-3226 1820 Shady Knoll Lane Breanna Wilkins (H) | 1820SHAD | 66 | | 01/01/15 | _____ |
| WILLIAMS | 5426 Hickory Knoll Road Brett Williams (H) Peery's Property Management LL; 5135 Morganton Rd., Suite 104; | 5426HICK | 5 | | 01/01/15 | _____ |
| WYNN | 5516 Hickory Knoll Road *Andre Wynn (H) | 5516HICK | 15 | | 01/01/15 | _____ |

ANNUAL MEETING REPORT AS OF 03/09/19

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| ALPHA KEY | PROPERTY ADDRESS | ACCOUNT NO | LOT/UNIT | RATIO | SETTLED | SIGNATURE |
|-----------|---|------------|----------|-------|----------|---|
| YANIKOV | | 5606PLEA | | | |  |
| YANIKOV | 5606 Pleasant Run Road John Yanikov (H) | 5606PLEA | 27 | | 09/28/17 | |
| YANIKOV | 5606 Pleasant Run Road Liane Yanikov (H) | 5606PLEA | 27 | | 09/28/17 |  |

Total Owners Listed: 161

ANNUAL MEETING REPORT AS OF 03/09/19

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| ALPHA KEY | PROPERTY ADDRESS | ACCOUNT NO | LOT/UNIT | RATIO | SETTLED | SIGNATURE |
|------------|---|------------|----------|-------|----------|-----------|
| MAGRUDER | 1829 Cozy Branch Drive *Marcus Magruder (H) | 1829COZY | 68 | | 01/01/15 | _____ |
| MAGRUDER | 1829 Cozy Branch Drive Grecia Magruder (H) | 1829COZY | 68 | | 01/01/15 | _____ |
| MALANO | 1809 Shady Knoll Lane *Gladys Mae Malano (H) | 1809SHAD | 100 | | 01/01/15 | _____ |
| MANZO | 1808 Gentle Bend Road *Marco Antonio Manzo (H) | 1808GENT | 25 | | 08/12/16 | _____ |
| MANZO | 1808 Gentle Bend Road Sylvia Rae Manzo (H) | 1808GENT | 25 | | 08/12/16 | _____ |
| MARTINEZ | 5438 Hickory Knoll Road Vanessa Martinez (H) | 5438HICK | 8 | | 11/30/17 | _____ |
| MCALLISTER | 1813 Cozy Branch Drive *Christina McAllister (H) | 1813COZY | 72 | | 04/01/16 | _____ |
| MCLAUGHLIN | 5446 Hickory Knoll Road *Jacob William McLaughlin (H) | 5446HICK | 10 | | 09/11/15 | _____ |
| MEDDAR | 5450 Hickory Knoll Road *Conroy Nicholas M. Meddar (H) | 5450HICK | 11 | | 05/18/18 | _____ |
| MITCHELL | 5604 Bright View Street *Naysheelia M. Mitchell (H) | 5604BRIG | 33 | | 05/31/17 | _____ |
| MIXON | 1916 Shady Knoll Lane | 1916SHAD | 84 | | | |

ANNUAL MEETING REPORT AS OF 03/09/19

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|-----------|--|------------|----------|-------|----------|-----------|
| MIXON | | 1916SHAD | | | | |
| | Dorothea G. Mixon (H) | | | | 09/21/15 | _____ |
| MOHLER | | 5442HICK | | | | |
| | 5442 Hickory Knoll Road | | 9 | | | |
| | *Mohler Investments LLC (H) | | | | 05/20/18 | _____ |
| | 2148 Rim Road, Ste 104; Fayetteville, NC 28314 | | | | | |
| MOHLER | | 1829SHAD | | | | |
| | 1829 Shady Knoll Lane | | 95 | | | |
| | Mohler Homes (H) | | | | 06/20/18 | _____ |
| | 2148 Rim Road; Ste 104; Fayetteville, NC 28314 | | | | | |
| MOHLER | | 1825SHAD | | | | |
| | 1825 Shady Knoll Lane | | 96 | | | |
| | Mohler Homes (H) | | | | 06/20/18 | _____ |
| | 2148 Rim Road; Fayetteville, NC 28314 | | | | | |
| MOHLER | | 5439HICK | | | | |
| | 5439 Hickory Knoll Road | | 103 | | | |
| | Mohler Homes (H) | | | | 07/11/18 | _____ |
| | 2148 Rim Road Ste 104; Fayetteville, NC 28314 | | | | | |
| MOHLER | | 5444HICK | | | | |
| | 5444 Hickory Knoll Road | | | | | |
| | Mohler Homes, Inc. (H) | | | | 07/14/15 | _____ |
| | 2148 Rim Road Ste 101; Fayetteville, NC 28314 | | | | | |
| MUKIRI | | 1852GENT | | | | |
| | 1852 Gentle Bend Road | | 40 | | | |
| | Perminus Ngugi Mukiri (H) | | | | 12/15/17 | _____ |
| MYERS | | 1825COZY | | | | |
| | 1825 Cozy Branch Drive | | 69 | | | |
| | *January Myers (H) | | | | 01/01/15 | _____ |

ANNUAL MEETING REPORT AS OF 03/09/19

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|-----------|--|------------|----------|-------|----------|-----------|
| NEVAREZ | 5529 Hickory Knoll Road Jose R. Nevarez Ponce (H) | 5529HICK | 57 | | 05/30/18 | _____ |
| NGUGI | 1852 Gentle Bend Road Joan W. Ngugi (H) | 1852GENT | 40 | | 12/15/17 | _____ |
| NIEVES | 1817 Shady Knoll Lane *Anthony Nieves (H) | 1817SHAD | 98 | | 09/25/15 | _____ |
| NIEVES | 1817 Shady Knoll Lane Iris Nieves (H) | 1817SHAD | 98 | | 09/25/15 | _____ |

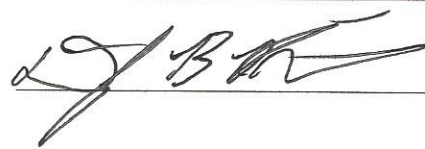
ANNUAL MEETING REPORT AS OF 03/09/19

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| ALPHA KEY | PROPERTY ADDRESS | ACCOUNT NO | LOT/UNIT | RATIO | SETTLED | SIGNATURE |
|-----------|--|------------|----------|-------|----------|-----------|
| O'BRIEN | 1848 Gentle Bend Road Trevor O'Brien (H) | 1848GENT | 39 | | 12/21/18 | _____ |
| O'BRIEN | 1848 Gentle Bend Road Jonelle O'Brien (H) | 1848GENT | 39 | | 12/21/18 | _____ |

ANNUAL MEETING REPORT AS OF 03/09/19

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| ALPHA KEY | PROPERTY ADDRESS | ACCOUNT NO | LOT/UNIT | RATIO | SETTLED | SIGNATURE |
|-----------|---|------------|----------|-------|----------|---|
| PABLO | 1822 Cozy Branch Drive Adolfo Pablo (H) c/o Townsend Real Estate; 580 Executive Place; Fayetteville, NC | 1822COZY | 78 | | 01/01/15 | _____ |
| PALACIO | 5609 Bright View Street *Pablo Andres Palacio (H) | 5609BRIG | 37 | | 06/01/18 | _____ |
| PALACIO | 5609 Bright View Street Taisha Palacio (H) | 5609BRIG | 37 | | 06/01/18 | _____ |
| PARK | 5422 Hickory Knoll Road Ji Man Park (H) | 5422HICK | 4 | | 01/01/15 | _____ |
| PITTMAN | 1908 Shady Knoll Lane Darryl B. Pittman (H) | 1908SHAD | 82 | | 01/01/15 |  |

ANNUAL MEETING REPORT AS OF 03/09/19

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|-------------|---------------------------|------------|----------|-------|----------|-----------|
| ENCARNACION | 1844 Gentle Bend Road | 1844GENT | 38 | | | |
| | Francisco Encarnacion (H) | | | | 10/03/18 | _____ |
| ENCARNACION | 1844 Gentle Bend Road | 1844GENT | 38 | | | |
| | Vivian Encarnacion (H) | | | | 10/03/18 | _____ |

ANNUAL MEETING REPORT AS OF 03/09/19

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| ALPHA KEY | PROPERTY ADDRESS | ACCOUNT NO | LOT/UNIT | RATIO | SETTLED | SIGNATURE |
|-----------|---|------------|----------|-------|----------|-----------|
| FENNELL | 5517 Hickory Knoll Road Dustin J. Fennell (H) | 5517HICK | 59 | | 09/20/18 | _____ |
| FENNELL | 5517 Hickory Knoll Road Susan A. Fennell (H) | 5517HICK | 59 | | 09/20/18 | _____ |
| FERGUSON | 5528 Hickory Knoll Road *Christopher C. Ferguson (H) | 5528HICK | 18 | | 04/29/16 | _____ |

ANNUAL MEETING REPORT AS OF 03/09/19

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| ALPHA KEY | PROPERTY ADDRESS | ACCOUNT NO | LOT/UNIT | RATIO | SETTLED | SIGNATURE |
|-----------|---|------------|----------|-------|----------|-----------|
| GARCIA | 5446 Hickory Knoll Road Genesis Garcia (H) | 5446HICK | 10 | | 09/11/15 | _____ |
| GARLAND | 5602 Pleasant Run Road *Jennifer J. Garland (H) | 5602PLEA | 26 | | 08/17/16 | _____ |
| GERENA | 5612 Bright View Street Sierra Gerena (H) | 5612BRIG | 35 | | 05/29/18 | _____ |
| GERENA | 5612 Bright View Street Xavier Gerena (H) | 5612BRIG | 35 | | 05/29/18 | _____ |
| GRANT | 5418 Hickory Knoll Road *Arthur Grant (H) c/o Aaims Property Management; 100 Westlake Road; Fayetteville, 1070 Palamino Lane; Elgin, NC 28314 | 5418HICK | 3 | | | _____ |
| GRANT | 5418 Hickory Knoll Road Shenita R. Grant (H) c/o Aaims Property Management; 100 Westlake Road; Fayetteville, 1070 Palamino Lane; Elgin, NC 28314 | 5418HICK | 3 | | | _____ |

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|-----------|--|------------|----------|-------|----------|-----------|
| HAMILTON | 1804 Gentle Bend Road *Jose H. Hamilton II (H) | 1804 GENT | 24 | | 01/12/17 | _____ |
| HAMILTON | 1804 Gentle Bend Road Villaphanh Hamilton (H) | 1804 GENT | 24 | | 01/12/17 | _____ |
| HANNON | 1920 Shady Knoll Lane *Angel Gilthea Hannon (H) | 1920SHAD | 85 | | 06/15/18 | _____ |
| HERNANDEZ | 5529 Hickory Knoll Road Yezzika Hernandez Bonilla (H) | 5529HICK | 57 | | 05/30/18 | _____ |
| HOLLIDAY | 5434 Hickory Knoll Road *Loretta Holliday (H) | 5434HICK | 7 | | 01/01/15 | _____ |
| HOWARD | 1833 Cozy Branch Drive *Donna Howard (H) | 1833COZY | 67 | | 06/19/17 | _____ |
| HUMPHREY | 1805 Amber Gate Path Christopher Humphrey (H) | 1805AMBE | 111 | | 12/03/15 | _____ |
| HUMPHREY | 1805 Amber Gate Path Cecil B. Humphrey (H) | 1805AMBE | 111 | | 12/03/15 | _____ |

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|-----------|---|------------|----------|-------|----------|-----------|
| JOHNSON | 1830 Cozy Branch Drive Isiah Johnson (H) | 1830COZY | 80 | | 08/29/18 | _____ |
| JOHNSON | 1830 Cozy Branch Drive Hazel Johnson (H) | 1830COZY | 80 | | 08/29/18 | _____ |
| JOHNSON | 1809 Amber Gate Path Tilmon Johnson (H) | 1809AMBE | 110 | | 08/06/15 | _____ |
| JOHNSON | 1809 Amber Gate Path Nicole Johnson (H) | 1809AMBE | 110 | | 08/06/15 | _____ |
| JOHNSON | 1818 Gentle Bend Road Feletta Monet Johnson (H) | 1818GENT | 31 | | 04/20/18 | _____ |
| JUMAILI | 5513 Hickory Knoll Road *Aiham J. Al Jumaili (H) | 5513HICK | 60 | | 12/16/16 | _____ |

ANNUAL MEETING REPORT AS OF 03/09/19

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|-----------|---|------------|----------|-------|----------|-----------|
| KEARNS | 1808 Shady Knoll Lane | 1808SHAD | 63 | | | |
| | *Larry Kearns (H) | | | | 01/01/15 | _____ |
| | 6359 Tranters Creek Way; Colorado Spring, CO 80925-1367 | | | | | |
| KEARNS | 1808 Shady Knoll Lane | 1808SHAD | 63 | | | |
| | Robyn Kearns (H) | | | | 01/01/15 | _____ |
| | 6359 Tranters Creek Way; Colorado Spring, CO 80925-1367 | | | | | |
| KLEMISCH | 1813 Shady Knoll Lane | 1813SHAD | 99 | | | |
| | *Jeffrey Klemisch (H) | | | | 01/01/15 | _____ |
| KLEMISCH | 1813 Shady Knoll Lane | 1813SHAD | 99 | | | |
| | Lisa Klemisch (H) | | | | 01/01/15 | _____ |
| KLOSTER | 5431 Hickory Knoll Road | 5431HICK | 105 | | | |
| | Julia Kloster (H) | | | | 05/31/18 | _____ |

ANNUAL MEETING REPORT AS OF 03/09/19

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|-----------|--|------------|----------|-------|----------|-----------|
| LABEET | 5435 Hickory Knoll Road *Carl P. LaBeet (H) | 5435HICK | 104 | | 11/14/16 | _____ |
| LIBERKO | 1804 Shady Knoll Lane *James M. Liberko (H) | 1804SHAD | 62 | | 09/08/17 | _____ |
| LOMAX | 1856 Gentle Bend Road *Vanessa R. Lomax (H) | 1856GENT | 41 | | 05/01/17 | _____ |