

## HOA Membership Meeting Minutes April 28, 2016

- I. Meeting called to order at 7:03 pm by Greg Ford. 49 Members were present.
- II. Greg Ford introduced the current board members: Pam Poelker, secretary; LeAnn Lester, Treasurer; Marty Montjoy, At-Large member; Tim Stock, At-Large member; Scott Jones, Vice President (not present)
- III. Minutes of the December 3, 2015 HOA membership meeting were approved
- IV. Treasurer's Report
  - a) Checking account balance is \$48,306.79. Money Market account balance is \$5,517.07.
  - b) Dues have been paid by 407 homes at this date.
  - c) Floor was opened for specific questions concerning the proposed 2016 budget
    - i) 307 Savannah Round stated that the budget predicts that we will collect dues from 434 homes. He asked if we expect to collect from all homes? Greg and LeAnn responded that we have never collected from every home, so the budget was developed to reflect a realistic number. Greg stated that we took a four year average of the number of homes paid and that's where the 434 came from.  
LeAnn stated that we do collect 'back dues' when a home is sold, but we don't in the case of a foreclosure sale, because we are a low priority.
    - ii) 307 Savannah Round asked what we plan to do about homes that have not paid? It was stated that we currently have about 37 liens out on homes that are not current with their dues. The BOD will continue to activate the process for collecting dues.
    - iii) A homeowner complimented LeAnn
    - iv) 202 Essex Drive asked about whether dues have been cashed? BOD responded that as volunteers, we are doing the best we can to keep up with the workload involved. With hundreds of checks coming in, there was some lag time between receipt of check and the posting by our accounting firm.
    - v) 118 Wampee Curve asked about the 'Other Income' in the budget. LeAnn answered that about \$125 of that was income from selling ads in past newsletters and \$1000 reimbursement from our insurance company. The reimbursement was for repairs made in the pool area as a result of the storm damage last year.
- V. Old Business
  - a) As there was a quorum present, the budget was voted on and passed unanimously.
  - b) Pool Report – Shelisa Fowler, Pool Chair.
    - i) Pool opens for the summer on April 29
    - ii) Nine families helped with the cleanup day on April 9. Brush and trees were cut back behind the pool house.
    - iii) 2016 Pool Fees - \$175 + \$15 key deposit for a family; \$150 + \$5 key deposit for seniors over 60.
  - c) Drainage Issues – the drainage problems at the front entrance seem to have been repaired.
    - i) 127 Essex stated that they have a problem
    - ii) Drainage between 103 Cobly and 102 Hanover have a problem. The county has stated that it is a homeowner problem. Greg Ford will contact the County again.
    - iii) 202 Essex - some sidewalks are not draining. Marty will contact the Town about that. Marty stated that a few years ago the County installed French drains on Savannah Round. Marty also informed County homes, that if they have cracked or uneven sidewalks they should contact the County. Marty will share that contact information on the Facebook page, or you can email him. If you call the County, please let the BOD know via email, how it goes.

iv) 212 Savannah Round said they already reported a problem and the County had not responded.

d) New Business

i) There is an opening on the BOD, need volunteers to step up. The Architectural Review Committee has been restructured. Tim Stock is on that committee.

ii) Solar Panels – Tim Stock stated that the ARC met and discussed solar panels. Solar energy is here and we need to embrace it. The state of SC is giving financial incentives. When the neighborhood was built, sun exposure and home orientation were not considered, so we can't limit panels to the rear of houses. And we have so many mature trees.

Tim stated that we need more members on the ARC. The ARC is working hard to streamline the process and to be responsive to homeowner requests.

Any exterior improvements to structures need to be approved by the ARC as stated in our C&R's.

Greg Ford stated that there is one BOD member on the ARC committee. The BOD President is ex-officio on all committees and is kept informed of all actions

iii) The BOD is considering hiring a management company for the neighborhood. The bookkeeping part of fines is a chore for volunteers and really does involve quite a lot of time. If we don't follow our own rules, we can't enforce our own rules.

iv) Upkeep of the front entrance – need volunteers to help plant flowers. The landscaping company does not do that. LeAnn stated that we have money to do that and the volunteers can be reimbursed. Please let the BOD know if you're going to work on that.

(1) 141 Savannah Round asked if the landscaping company does flowers? Answer – No, they only do maintenance of existing shrubs, etc.

(2) 202 Essex asked if there is a sprinkler system at the entrance – some discussion revealed that there is.

v) Community Yard Sale – need organizer to put out signs, ads, etc.

vi) Yard of the Month – we want to reactivate this. Proposal is that the BOD award the May 2016 Yard of the Month; the following month the winner will choose the next winner, and so on.

A motion was made (and seconded) to approve a \$25 gift certificate as a prize for six months of the year. (May -October). Vote – All in favor, one opposed. Motion carried.

Homeowners are invited to nominate a yard by emailing the BOD.

vii) Speeding in the neighborhood – There have been many suggestions.

Greg Ford did call the County Sheriff and there has been much more 'presence' of deputies. Officer Conklin is keeping in touch with Greg. They have clocked lots of speeders and are giving tickets.

We have to have data in order to request things like additional stop signs.

Greg was not sure about the presence of Town law enforcement

Greg also stated that there has been a number of instances of people living in tents in the woods and people living in the pool area. The people at the pool were removed. The woods area between Irongate and the Sawmill Trail is county property and it's not against the law to camp there.

We are getting more patrolling going on, but homeowners need to call the appropriate authorities when they see something. Law enforcement in the neighborhood is not the responsibility of the BOD.

More calls to the Police/Sheriff will get more patrols.

Turn on your porch lights!

viii) Open Discussion

- (1) 102 Middleburg – asked about putting in poles in the recreation area to keep vehicles out of the grassy area. Greg Ford stated that there are not currently any appropriate poles available. Need 10” to 12” diameter poles.
  - (2) 102 Middleburg – asked about the ‘auto repair shop’ at 105 Savannah Round. It has been handled.
  - (3) 127 Essex – stated that 125 Essex is a nuisance with all the auto repairs going on. 125 Essex has been fined. BOD knows about issues at 125 Essex and we have contacted our attorney. If you see problems at 125 Essex, PLEASE report them.
  - (4) 100 Medway – Mindy Stock volunteered for the Welcoming Committee. LeAnn will give Mindy a list of new residents.
  - (5) 212 Savannah Round – Is there anything we can do about the yards of empty house not being maintained? We can call the realtor or bank. Please let the BOD know or call yourself.
  - (6) 102 Middleburg – Coming Tee/Savannah Round – yard needs maintenance – Let the BOD know via email.
  - (7) 107 Newcastle – asked if we have a neighborhood watch? Yes. She reported that her yard was vandalized. She filed a police report.
  - (8) 107 Essex – would love to see if there is a working irrigation system and the front entrance. Marty will check on that.
  - (9) 107 Essex - asked how to get a committee going? BOD responded that people should use Facebook to garner interest in committees. You won’t reach everyone that way, but there are over 200 on Facebook, so it’s a start.
  - (10) 108 Essex – Responded that Bob’s Landscaping did the initial installation of the irrigation system at the entrance.
  - (11) 106 Shenandoah – volunteered to help on a committee
  - (12) 110 Indigo – asked about the time period for putting out lawn clippings and yard debris, referring to homes in the Town limits. The C&R’s do state that there is a 24 hour limit. Many folks ignore that because they maintain their yard on the weekend and the pick-up doesn’t happen until Tuesday. 110 Indigo was instructed on how the violations system works and that if people refuse to comply, other than fines, there is nothing the BOD can do.
  - (13) 101 Barrington asked what the door prize was.
  - (14) 129 Sumners Alley – asked who was responsible for the violations reporting. The BOD VP and any assistants perform those functions.
- ix) Door prize drawing – the Sherwoods won the door prize of an hydrangea and Talaveras planter. Both items were donated by our local Ace Hardware.
  - x) A motion to adjourn the meeting was made, seconded, and unanimously approved.
  - xi) Meeting was adjourned at 8:10 pm by President Greg Ford.

Minutes recorded and respectfully submitted by.

Pam Poelker  
Secretary