

Schieveling Plantation HOA Meeting February 26, 2015

Opening – 7:04 p.m.- President Linda welcomed everyone and introduced the board

Please sign in.

New resident – Margaret Mills from north of Baltimore, MD was introduced.

Tom and Barb Fell bought 615 Shem Butler corner lot near Glen Zimmerman, they have house plans. They are from Ohio.

Attendees: See bottom of report

Minutes from November 13, 2014 Meeting – read by Ellen

Accepted unanimously.

Committee Reports

ARB –Actions by the Schieveling Plantation ARB Between December 1, 2014 and February 26, 2015

At 527 Shem Butler the request to replace a Bradford Pear Tree in the front yard with a Palmetto Palm tree was approved

At 692 Fair Spring the request to remove a dead tree was approved

At 686 Fair Spring the removal of a gum tree was approved

At 692 and 686 Fair Spring the request to remove a water oak tree was denied

At 527 Shem Butler Court a retaining wall was approved

At 531 Shem Butler Court the trimming of a tree touching the new house was approved

At 637 Fair Spring tree removal was approved

In progress awaiting details: Improvements to 645 Fair Spring

Grounds –

Playground needs new mulch. A wood chipping company has offered free wood chips. May have to be dumped and manually moved in.

Chuck said special chips are needed. Shem Butler has easement to get truck in, will be checked.

Heidi Dunagan is going through files to get requirements. Chuck will get with Heidi about talking to the company he used before.

Maintenance – Wayne Spates gave his report; which included the monthly inspection.

Got LED lights for \$110

Club House - Steps need to be nailed and painted and kitchen painted.

Sprinkler system: Section 8 is not working, has been out for 6-7 months

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Jan 8, burst pipe outside spicket next to compressor. Plumber said to let water run. Drinking fountain now runs constantly. Another project

Clubhouse has only lattice work plumber suggest insulating lattice work. Need long term solution since turning water on during cold snaps done manually by Wayne and he does not want that responsibility

The driveway needs attention because there are ruts in it.

Wayne needs someone to take on some of these projects. He will publish a list of projects on website of current and new projects for people to see and take on.

Pool – The necessary repairs/sprucing up of the pool will begin when weather permits.

New DHEC requirements will be met, including a sign required next to the emergency phone. The new sign will be next to phone with address and phone number of pool for emergencies.

Pool opening date is planned for Saturday, May 2 and closing for Sunday, September 27.

Clubhouse

Since the last meeting the clubhouse has been rented 3 times and used for one community party.

Three paid rentals coming up, March 7, April 18 and May 29, 2015.

Social - no committee exists. .

Treasurer – Jim Hughes was unable to attend.

At the end of 2014 we put an additional \$2,400 in the contingency fund, \$1000 of that had been budgeted for dues write off though none needed. Rest from landscape underages.

Year End balance:

Contingency fund \$32,000

Capital Fund \$16,000

Playground fund \$1,500

As of today there are 17 outstanding assessments from assessments due December 31, 2014.

Insurance

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The main budget consideration is insurance. Because of our large claim from the lightening strike, our rates have been increased. If we had kept the \$1,000 deductible, the rate would have increased to \$8,859. The decision was made to increase our deductible to \$5,000, reducing the new rate to \$6,822. Our budget was \$5,600, a difference of \$1,222.

Our insurance is with State Farm. It was discussed that we had only a 30 day notice of the rate increase, not enough time to shop for any other insurance. We will get bids from other companies before the next renewal date.

Old Business

1. Damian Noble keeps clearing out the catch basin next to his house. He has opened city tickets multiple times. First time the city fixed the basin across street. City has come out at least 3 times but problem not fixed. Supposedly the issue was on the city's list to be fixed by last July. Only one property fixed. Linda called again and was told it would be done by October, 2014.

City supposed to fix behind club house also. Linda has contacted city and left messages and emails.

City is very unresponsive, always behind. HOA does not have any more influence than an individual home owner.

Denis suggested we call our city councilman - West Ashley City Council Rep is Dean Riegel

2. Trash – Complaints about Carolina Waste schedule and procedures. Linda followed up and got immediate and pleasing results after voicing the problems notes at the last meeting. Trash problems seem to have been dealt with as there have no complaints in the last couple of months.
3. Glen's compliance revisions – Chuck suggests this board implement new policy before disbanding.

Glen will do the letters but not the drive bys.
People are concerned problems not being addressed.
It was noted that some residents are repeat offenders and don't care.

Linda cannot find mention of daily fines in the by-laws.

The current Board will schedule meeting to go through Glen's revisions.

Linda just recently sent out 10 letters about trash can violations. Four homes have complied.

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One household has not paid their fines of a few hundred dollars. There was discussion about what to do about this situation since it has been going on for years. Linda will check with Jim about putting Liens on the house. These amounts would need to be paid in order to sell the house.

New Business:

1. Nominating committee – Denis needs 3 people.

Linda is term limited. Need to determine vacancies then find some people to run for the open positions.

Need slate for May, 2015 meeting.

Volunteers are: Chuck Tremann, Joe Lucas, Jan Mele volunteered.

2. Yard sale – can some families use the club house parking lot? - Yes
Scheduled for Saturday April 11, 2015

Closing -Chuck made a motion to Adjourn 8:06 pm

Attendees:

Board : President - Linda Spates

Treasure - Absent

Vice-president - Denis Lesieur

Secretary - Ellen Bollinger

Residents: Wayne Spates, Steve and Joanne Noga, Chuck and Gretchen Tremann, Margaret Mills, Jan Mele, Damien Noble, Bill Thornby, Joe Lucas, Kelly Widner,