

# **SCHIEVELING PLANTATION HOA ANNUAL MEETING**

## **MAY 14, 2015**

A quorum being judged present, President Linda Spates called the meeting to order at 7:05 pm.

**INTRODUCTION OF BOARD:** Linda Spates identified Board members present: herself as President; Denis Lesieur as Vice-President; Jim Hughes as Treasurer; Ellen Bollinger the Secretary was absent.

**WELCOME:** There being so many new members present, Linda asked everyone present to introduce themselves. Among new members present were: Rich Scalco, 645 Fair Spring Drive; Lisa Guido, 1028 Blockade Runner Drive; Greg & Dana Goode, 684 Fair Spring Drive; Calvin & Anne Marie Webster, 418 Rhett Butler Drive.

**ELECTION OF OFFICERS:** Linda called on Chuck Tremann to present the Nominating Committee's proposed slate of officers for 2015. Chuck indicated the following people presented as the next Board: President: James Fox; Vice-President: Denis Lesieur; Treasurer: Jim Hughes; Secretary: Ellen Bollinger. Linda asked if there were any nominations from the floor. There being none, Wendy Ketchum moved that nominations be closed. Glen Zimmerman asked that the vote be by voice acclamation. The new Board was elected unanimously.

**ELECTION OF ARB:** Chuck Tremann then presented the members of the ARB up for re-election. Returning as members would be Billy Hughes, Wendy Ketchum & Ric Criswell. Current members Jim Hughes & Spencer Nash have chosen not to continue. Linda then opened the floor for nominations for the ARB. Rich Scalco indicated an interest in serving and Chuck Tremann was nominated by Glen Zimmerman. There being no other nominations, Linda called for a voice vote and the complete slate was elected unanimously.

**COMMITTEE REPORTS:** Linda then moved to the various committee reports.

**Treasurer:** Jim Hughes indicated that we were on budget four months into the year, with substantial capital funds available. There were 5 unpaid dues for 2015, including one foreclosure. This is about normal for this time of the year, with the budget allowing for 2 unpaid dues. Rich Scalco inquired as to whether an annual audit of the HOA finances was conducted. Jim said that he had been trying to find someone willing to do so for years but that accountants were not interested. He asked that if anyone had any suggestions, to let him know.

**Grounds:** Carolyn Hughes said that she had no contacts regarding grounds except for complaints about leaves in the drains. Several people mentioned that they had seen the landscapers blowing leaves into the roadway but that complaints had made them stop. Linda mentioned that the city had cleaned out the drainage area behind the clubhouse and also had been in touch with Damien Noble re the drainage area problems next to his house.

Rich Scalco said that the HOA may need to clean out silt from the dry containment areas. Billy Hughes cautioned that we have to be careful due to oversight by DHEC. Carolyn said that had been no flooding

from the areas. Jim said that the HOA had received permission 3-4 years ago to remove silt from the drainage areas but that the cost to do so was very high so nothing was done.

**Maintenance:** Wayne Spates reported that minor maintenance was required in the pool area by DHEC prior to opening. The web site was hacked & had to be fixed and preventive measures taken. Wayne added a project list to the website and 3 were adopted:

Joe Lucas said that he had received bids for spreading stone in the clubhouse driveway. For an inch depth, he had a bid for \$998 for providing the gravel & delivery; \$400 for spreading it. Carolyn indicated that Frank Dabney had given a bid previously for the work but Jim said that the work never got done. Carolyn said that she would get a new bid from him for the complete job.

Jim Hughes pointed out that several years ago; the committees were empowered to spend up to \$500 to get projects done expeditiously. The HOA has contingency funds to get projects done, so don't be afraid to suggest ideas.

Joe Lucas moved on to the issue of having the clubhouse roof power washed, since it is the focus of the neighborhood. He received a bid of \$900. Jim said that it was about 1/3<sup>rd</sup> of the last time. Joe mentioned that the company does have a cherry picker but he wasn't sure if they would need to use it. Chuck Tremann said the mulch for the playground would be delivered on Friday morning and spread on Saturday morning. He asked for volunteers to help spreading the 7 yards of specially made playground mulch.

Wayne said that Erica Anderson was working on replacing the tree in the playground. She needs suggestions for the type of tree. She received a bid from Angel Oak Nursery but it was too expensive & elaborate.

Wayne finished his report by encouraging everyone to look at the project list and that any suggestions were welcome.

**Pool/Clubhouse:** Linda said that the pool had a smooth opening. The pool company did some odd jobs for the opening such as acid washing, resetting tiles, new drain covers etc. DHEC has required a new sign by the pool phone which has the phone number displayed. She thanked all the volunteers who power washed around the pool and the furniture. We have club house rentals scheduled in May & June with several others pending. She pointed out that Suzanne Williams has again taken responsibility for doing & maintaining the flowers in the porch boxes.

**ARB:** Billy Hughes said that one conceptual approval for construction on a Blockade Runner lot has been given. The owners will come back for formal approval after submitting to the city.

**Compliance:** Glen Zimmerman began by giving some background regarding the compliance process. For the last 10 years, the neighborhood has had a compliance system in place. It has become obvious that the current system is too much work with too many steps. He then highlighted the changes in the new system: it has 2 steps instead of 4; it creates a records manager position to handle about 150 infractions/year. The Board decided to have a 2 day grace period and also to have a clean slate on July 1<sup>st</sup> & January 1<sup>st</sup> of every year.

There were questions raised as to whether homeowners needed to vote to approve the new plan. Both Jim & Glen indicated that previous legal advice had indicated that compliance was an administrative function and within the purview of the Board to adopt and adapt.

Several concerns were expressed as to whether daily overview was too intrusive and heavy handed. Glen explained the necessity of daily inspection to establish patterns and consistent enforcement as well as the fact that several items have the number of days involved (e.g., Guest parking is limited to seven nights before they have to follow the resident rule).

A question regarding street parking by residents who have too many cars to fit in their driveway was raised as was the possibility of exemptions in such cases. Jim said that it was not possible to allow exceptions and keep it fair for everyone. Billy Hughes pointed out that our streets have a 20 foot right of way which is much narrower than other larger neighborhoods.

In response to a question, Linda indicated that she personally handled about 75 problems last year, mostly dealing with trash totes and street parking.

Glen ended the report by explaining the difference between guest parking and resident parking.

In response to a question from Billy Hughes, Linda said that they had legal advice that the Board could change compliance policy and that a copy of the new policy had been emailed to all residents in advance of the meeting.

**NEW BUSINESS:** Linda said that she was turning over to James Fox information on the Neighborhood Council, which is basically a group of Presidents of HOAs that meet to work on issues and act as a conduit to city agencies. She emphasized that it had no oversight role on any HOA.

Linda also mentioned that there was a seminar scheduled about fire safety to meet in the clubhouse.

Carolyn Hughes asked that people seek out committees when having problems and also requested volunteers for the grounds committee.

**ADJOURN:** 8:30 pm.

**RESIDENT ATTENDEES:** Calvin Webster; Chuck & Gretchen Tremann; Glen Zimmermann; Joe Lucas; Steve & Joanne Noga; Lisa Guido; Wayne & Linda Spates; Denis Lesieur; Maggie Mills; Wendy & James Ketchum; Linda & Kelly Widner; Rich Scalco; Greg & Dana Goode; Billy & Carolyn Hughes; Darius & Nicola Crane; James Fox; Darlene Moomau; Todd Dunagan; Jim Hughes.