

**Schieveling Plantation
Home Owner's Association**

**Meeting – March 19, 2005 – 10:00 am, Location: Clubhouse
Minutes**

Meeting conducted by President, Glen Zimmerman

1. The meeting was called to order at approximately 10:05 a.m., attendees were reminded to please sign the attendance sheet. There were approximately 28 members present.
2. All new residents were recognized Glen Zimmerman. Jen Brown was the only new resident since the last meeting in February.
3. The Welcoming Committee was conducting a raffle to raise money for their committee. The raffle was a 50/50 split. The raffle raised \$26.00. Pat Coggins who donated her share back to the Committee won the raffle. Thank you very much, Pat.

OLD BUSINESS

1. Budget Update - Bob Jones, Treasurer
 - Currently 137 lots – 110 homes
 - 17 - Non-Resident lots
 - 7 – Homes under construction, or to be started soon
 - 1 - House on Market and one to be up for sale soon

Thank you to all residents who have sent in dues for 2005. All dues were collected prior to due date with the exception of 8 lots. Those who paid after the due day included the late fee along with their payment. The few who have not paid will get an invoice with late fees and interest added.

Increase in 2005 dues will allow us to meet our budget with a projected \$5000 surplus, which will be invested at the end of the year in an effort to create and maintain an emergency repair fund. With the budget prior to 2005, there were no surplus funds to use for this emergency repair fund; we were barely able to maintain budget requirements. This account will be reserved for projects like major improvements, pool repair, clubhouse repainting, disaster damage, etc.

2. Committee Reports:

- a. **ARB – Billy Hughes** - Remember all requests should be directed to the ARB. Any fees must be paid and approval completed before construction begins. We are not the construction police but are here to help protect your property values by following guidelines set forth in

your covenants & restrictions. **PLEASE READ YOUR COVENANTS.** ARB approval is required for all projects such as fences, decks, home additions or renovations.

- b. **Grounds Committee - Kevin Phipps** – Kevin Phipps is the new chairman for this committee. Thank you Kevin for stepping up and accepting the responsibility for this important committee. A special Thank you to Kevin & Alex Phipps, and Susan & Paul Burn for obtaining the pine straw and spreading throughout the entrance area. They have spread about 390 bales so far and have approximately 100 more to spread. Please park your vehicles in designated parking places or on the road when a function is happening at the clubhouse. This will help preserve the sprinkler heads on the sprinkler system. The showers will be repaired in the next couple of weeks and should be ready for the summer season. Anyone wanting to assist in a self-help workday project, please contact Alex or Kevin Phipps. The issue of the entrance lights was discussed and a decision to install photoelectric cell lights in the entrance was made. An electrician has been contacted to give a quote for the replacement of these lights. The quote will be presented to the Board for approval. According to the new lawn contractor, the problem with the ruts in the grass in the entryway, was due to someone using a big lawn mower in really wet grass. The sprinkler heads have been repaired, the zone timer changed to cut down on the excess water in that area. A suggestion was made that poles with chains be placed around the sprinklers at the clubhouse. This suggestion will be evaluated as a possible solution to repeated repairs for sprinkler heads.
- c. **Clubhouse Committee – Eileen Forsgren** Only a few reservations on the books currently, but one is occurring today, another couple of tentative reservations. If you need to book the clubhouse, please call Eileen Forsgren at 852-9902.
- d. **Hospitality Committee – Karen Blackman** Conducted 50/50 raffle to raise monies for this committee projects. Raised \$26.00 50 % donated back to committee by winner. Committee is planning a community-wide yard sale on June 4 - details pending, but will be included in next newsletter.
- e. **Compliance Committee – Alice King (given by Glen Zimmerman)** The main purpose of the compliance committee is to maintain property values by enforcement of the covenants & restrictions. A special Thank you is extended to all residents who were given a compliance request and their immediate correction to stated violation. Residents are reminded to pick up after dogs as this seems to be an on-going problem. Please treat the common areas as though you would any

other location in our community as please clean up after your pet. Children use these areas as play areas and they should not have to contend with dog litter. If you need to report a violation, please contact Alice King or complete a compliance request form. There has been a report of several individuals misrepresenting themselves in an effort to solicit funds from residents. We are investigating what can be done to minimize this in our community without posting signs. If you have problems with solicitors, please contact the compliance committee or one of the Board members.

- f. **By-Laws Committee** – New chairman - Stephen Gavin. Nothing to report at this time.
- g. **Playground Committee (given by Glen Zimmerman)** Committee members doing research on different types of playground equipment, costs and appropriate locations within the community. Report will be presented to Board members for approval.

NEW BUSINESS

1. As instructed in section 2 of the By-Laws: "Prior to an election, a Nominating Committee of three members of the Association shall be elected at the regular meeting immediately preceding the Annual meeting in May of each year. It shall be the duty of this committee to nominate a candidate, whose consent to serve has been obtained, for each office to be filled. Additional nominations shall be made from the floor, provided the consent of the nominee shall first have been obtained." The following members were elected to the Nominating Committee: Brian Pigford, Wiley Blackman, and Steven Gavin. None of these members were present but have since accepted the nominations. The nominations were closed and accepted by the members present. Offices to be elected are President, Vice President, Recording and Correspondence Secretary, and Treasurer. Nominations will be presented at the next meeting, which is scheduled for Thursday, June 2, 2005 @ 7 p.m. The nominations will be included in the May Newsletter as well.

2. A question from the floor concerning the street lights was again posed and discussed. Apparently there is one area back on Fair Spring that still does not have lights installed. Bob will call the office responsible and see if they can now be installed since the requirements have been met.

3. We have had a report of a vehicle break-in in the community. Please make sure your vehicle is secure and report any crime to the Charleston Police Department. This report is requested whether or not there is any damage or stolen items. This helps the Charleston Police Department decide where and when to do random patrol checks.

4. A question from the floor as to whether we have liability insurance to cover the liability involved with the installation of a playground. Bob Jones confirmed that our liability insurance policy would cover the addition of a playground.

The meeting was adjourned at 10:35 a.m.

Debbie

Debra L. Wright
Secretary
Schieveling Plantation HOA

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