

**Schieveling Plantation
Home Owner's Association**

**Meeting –June 2, 2005 – 10:00 am, Location: Clubhouse
Minutes**

Meeting conducted by President, Glen Zimmerman

1. The meeting was called to order at approximately 7:15 pm., attendees were reminded to please sign the attendance sheet. There were approximately 17 members present.
2. New residents were recognized by Glen Zimmerman but none were present. There are seven new residents in Schieveling Plantation since our last meeting.

OLD BUSINESS

1. Budget Update - Bob Jones, Treasurer
 - Currently 137 lots
 - 109 Homes (112 Lots)
 - 24 - Non-Resident lots
 - 4– Homes under construction, or to be started soon
 - 6 - House on Market or recently sold

We are on target with the established 2005 budget. The original budget included an end of year buffer of approximately \$5000 but appears as of May that this will be approximately \$6500.00. This money will be set aside as an emergency contingency fund to handle any unexpected expenses such as repairs on the clubhouse or the pool. Unexpected expenditures to date include repair and upgrades to the sprinkler system; Spring mulching for entrance area, installation of shrubs both at the Pump station and in the common areas of Izard Court. To date donations to the playground project total \$456.00.

2. Committee Reports:

- a. **ARB – Billy Hughes (Glen Zimmerman)** - Developing a list of requirements for new houses under construction is in the works to include tree placement and photo of lots.
- b. **Grounds Committee - Kevin Phipps** – Thank you Kevin Phipps for all the improvements in the grounds, sprinkler repair, landscaping, and clubhouse cleaning.
- c. **Clubhouse Committee – Eileen Forsgren** No problems with clubhouse rentals. If you need keys to outside bathroom, please contact Eileen at 852-9902.

- d. **Hospitality Committee – Karen Blackman** Sponsoring Community-wide yard sale on Saturday, June 4, 2005. Not too late to sign up if you would like to participate. Please contact Karen Blackman for more information concerning community-wide events.
- e. **Compliance Committee – Alice King (given by Glen Zimmerman)** Overnight parking on streets has improved. Most compliance issues have been resolved with the use of the new compliance form and common sense. New compliance form to be included in new member packets.
- f. **By-Laws Committee** - Changes to the Bylaws have been registered and recorded.
- g. **Playground Committee** - Materials have been ordered and installation to begin on Monday, June 6, 2005.

NEW BUSINESS

1. Purpose of this meeting was the election of officers. The Nominating Committee presented the following names for consideration for the open positions and all nominees accepted:

President - Glen Zimmerman
Vice President - Chuck Treyman
Secretary - Rhonda LaVern
Treasurer - Jim Hughes

Nominations were requested from the floor - none received.

Nominations were closed and elections for all positions were completed by voice vote. All votes were unanimous. Your new officers for 2005 are as follows:

Glen Zimmerman - President
Chuck Treyman - Vice President
Rhonda LaVern - Secretary
Jim Hughes - Treasurer

2. Steven Gavin started discussion about new houses being built and the addition of monies to the capital fund. Currently only additions to this fund include new constructions but we might consider changing the covenants & restrictions to include the \$150.00 payment to the capital fund for re-sales. Since Schieveling Plantation is now about 85% completed, it was suggested that the \$150.00 fee for re-sales be added to the covenants & restrictions. This will require a two-thirds vote to change. Non-vote counts same as a no vote. It was also noted that this change would not affect the present homeowners.

3. Non residents lots are again in need of attention. Frank Dabney will be asked to provide a cost estimate for this. He is now under contract to care for the

common areas for Schieveling Plantation and gave us the best quote to handle this cleaning last year.

4. Glen has purchased a Domain Name for Schieveling Plantation in order that we might establish a website. This will allow us to post community announcements, advertise upcoming events, and maybe even post our governing documents. This would allow for a password protected directory and other pertinent information for Schieveling Plantation residents. A motion from Chuch Treyman that the monthly fees to maintain the website be added to our current budget. Motion was seconded and passed unanimously by members present.

5. Discussion about maintenance of common grounds and the addition to the maintenance contract - corner of Shem Butler & Rhett Butler and lot adjacent to retention pond on IZARD Court.

6. Discussion about purchasing signs to remind residents of HOA meetings. Cost of getting new signs made will be obtained and decision made by the Board.

7. Other repairs around Schieveling Plantation will be accomplished in the near future. Lighting in front entrance still needs to be done; electrician will be contacted to speed up repairs on lights in entrance. Plumber coming tomorrow to fix showerheads that have been broken. Complaint about the spigots at clubhouse not working was resolved. Water was shut off due to leaky showers which will be repaired and then spigots will once again have water.

8. Glen gave a special thank you to the out-going officers, Bob Jones and Debbie Wright who both have served a two-year term.

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

Debbie

Debra L. Wright
Secretary
Schieveling Plantation HOA

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