

Schieveling Plantation HOA Meeting Notes

August 9, 2007 @ 7pm

Location: Clubhouse

Meeting was conducted by President, Wendy Ketchum.

There were 24 Schieveling Plantation residents in attendance.

Welcoming/Hospitality Committee / New Residents

- Tricia Garrett has assumed the role of Welcoming Committee
- New renters have moved into 643 Fair Spring; 655 Fair Spring has been sold, but the house remains vacant;
- No new residents have moved in since those outlined in the June newsletter
- New & improved directory will be delivered via email in early September; hardcopies will be also available

Property Status

- No news

Budget

- All-in-all we are in good shape
- HOA Assessments will be sent out in November, 2007 to give an earlier “heads up”
- Budget will be done in September, Wendy will solicit committee members for budget requests

Announcements

- Fall newsletter will be coming out in mid-September & will include statistics about infractions
- Girls Night Out continues to be a success; next is scheduled for September 6
- New HOA Path has been cleared & mulch has been put down

New Business

- Board is moving forward on procuring and installing two No Solicitation signs
- HOA website improvements (calendar, additional pictures) have been well-received

Architectural Review Board

- No news

Bylaws / Compliance

- Discrepancies between our Bylaws and CCRs, have left some issues open for interpretation. One such issue identified by Carolyn & Billy Hughes during the meeting was the time frame(s) for parking boats in residents’ driveways. The Declaration of Covenants and Restrictions (Sect 36) states that under no circumstances are resident’s boats allowed to be parked in driveways (garages exempt); however, out-of-town guests’ boats may be parked for 3 consecutive nights in residents’ driveways. Subsequently (in 2006), the Schieveling Plantation Compliance/Fine System relaxed this rule to allow for two consecutive nights by homeowners’ boats (RVs, etc.). This particular discrepancy was discussed at length.

- Another issue raised was whether/not governing documents are effective if not recorded; Glen investigated and discovered that “An amendment to the bylaws goes into effect immediately upon its adoption unless the motion to adopt specifies another time for its becoming effective.”
- Cheryl Ericson and Paige Hutzler volunteered to be on the Bylaws Committee to assist in clearly identifying such vague items to determine if further action is required to mitigate discrepancies; legal assistance may be obtained if necessary.
- Cheryl Ericson strongly voiced the opinion that our HOA voting process does not represent an appropriate number of homeowners, since each homeowner must be in attendance at an HOA meeting for their vote to count. Attendees suggested alternative voting mechanisms, such as paper or email ballots, however our Bylaws prohibit voting by proxy (Committee to investigate).
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Clubhouse

- Clubhouse rentals have slowed, but are picking up in August
- New pans for the AC unit were installed costing a little over a \$1000. This was needed since it had never been done in the past and we were over due.

Maintenance & Grounds

- Cheryl Ericson voiced the desire to re-open the pic-nic area project, which was tabled in 2006
- Todd Dunnagen suggested that our landscaping contractor also perform maintenance on the new HOA path at the end of Rhett Butler Drive
- Playground Committee & all interested homeowners met June 5 at the Barthelemy's home. Future meetings will be held to discuss additional playground equipment & location
- New playground mulch will be delivered and installed, following the Saturday, August 11 workday to install the filter fabric
- Five letters were sent out to lot owners for up keep/mowing of their property.
- There was a request for Front Entrance clearing on the right for better visibility. Larry Barthelemy said that it takes 90 days for a DOT work order; so Larry took matters into his own hands and cleared the area.
- Tricia Garrett will investigate lowering the speed limit on Hwy 61 so Schieveling Plantation residents will have an easier time both turning left in vehicles and crossing the road to enjoy the new path. Residents have also suggested lowering speeds within Schieveling. Glen Zimmerman and Billy Hughes have contacts for the City of Charleston to help move this forward.
- Bees reported on the Pool patio & people are getting stung. Bonnie Zimmerman will follow up with pest control to see if they will come out and spray.

Pool

- Pool lights are out – not the bulb, but the housing devices. This will need to wait until the pool season is over to be fixed. Alice King to investigate further for potential time and cost.
- New surfacing has been done around the pool steps as well as other areas. They will be returning to do some additional required detail fixes. A certified letter was sent to the company and they have responded to the request. Alice to follow up regarding time frame for completion.